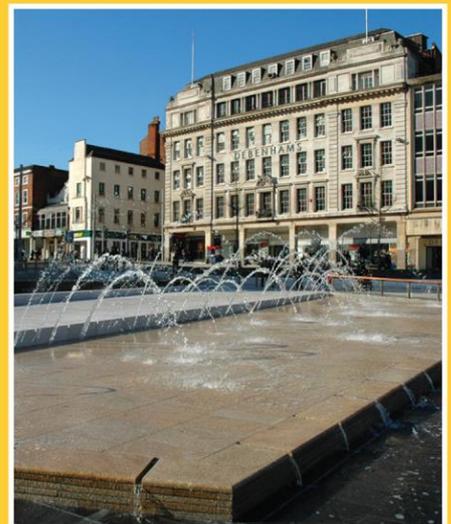


Nottingham City

land and planning policies

Development Plan Document
Local Plan Part 2



Green Belt Background Paper

January 2016



Nottingham
City Council

Quick Guide to the Green Belt Review Background Paper to the Land and Planning Policies Development Plan Document Publication Version of the Land and Planning Policies (LAPP) document (Local Plan Part 2) (see www.nottinghamcity.gov.uk/localplan)

Purpose of this document:

The Land and Planning Policies (LAPP) document (Local Plan Part 2) forms part of the Local Plan for Nottingham City along with the Core Strategy which guides future development in Nottingham City.

The Local Plan Part 2 contains development management planning policies and site allocations against which planning applications for future development proposals in Nottingham City will be determined.

Following a consultation period on the Local Plan Part 2 which will run from 29 January to 5pm on 11th March 2016, the Local Plan Part 2 will be submitted for independent examination, where its soundness will be tested.

This document is a background document to the Local Plan Part 2 and sets out the methodology and assessments used in the Green Belt review along with a series of maps showing the actual proposed changes to the Green Belt boundary.

Contents

Main Document

<i>Section 1: Purpose of the Report</i>	1
<i>Section 2: Background to the Derby-Nottingham Green Belt</i>	2
<i>Section 3: Planning Policy Context of the Green Belt</i>	5
<i>Section 4: Reason for Reviewing Green Belt Boundaries</i>	7
<i>Section 5: Overall Approach</i>	8
<i>Section 6: Nottingham City Green Belt Review</i>	12
<i>Section 7: Proposed Amendments to the Nottingham City Green Belt</i>	60
<i>Section 8: Glossary of Terms and Abbreviations</i>	61

Appraisals

<i>Assessment 1: Area 1 (North) – Broad Area 1A Bulwell Hall Park & Golf Course</i>	15
<i>Assessment 2: Potential addition to the Green Belt – Area 1Ai) New Blenheim Lane Allotments</i>	18
<i>Assessment 3: Potential addition to the Green Belt - 1Aii) Blenheim Farm Caravan Park & adjoining field</i>	20
<i>Assessment 4: Area 1 (North) – Broad Area 1B Land to West of Seller’s Wood Drive West</i>	22
<i>Assessment 5: Area 2 (East) - Broad Area 2A Land around Nottingham Business Park</i>	26
<i>Assessment 6: Area 2 (East) – Broad Area 2B Land to West of Bilborough Road</i>	29
<i>Assessment 7: Area 3 (South) - Broad Area 3A North-West of Clifton</i>	34
<i>Assessment 8: Area 3 (South) - Broad Area 3B East of Clifton</i>	36
<i>Assessment 9: Potential addition to the Green Belt in Area 3B - 3Bi) Local Wildlife Site</i>	38
<i>Assessment 10: Potential Addition to the Green Belt 3Bii) Merevale Allotments</i>	41
<i>Assessment 11: Potential removal from the Green Belt - 3Biii) Charnwood Centre</i>	43
<i>Assessment 12: Potential Removal from the Green Belt 3Biv) Former Fairham Comprehensive School</i>	46
<i>Assessment 13: Area 4 (East) - Broad Area Area 4A Colwick Woods</i>	52
<i>Assessment 14: Potential addition to the Green Belt 4Ai) Area of woodland within Colwick Woods</i>	55
<i>Assessment 15: Area 4 East) - Broad Area Area 4B - South of Daleside Road East</i>	58

Maps

<i>Map 1: Context Map showing the Derby-Nottingham Green Belt</i>	4
<i>Map 2: Extent of the Green Belt within Nottingham City</i>	14
<i>Map 3: Area 1 (North) Bulwell (including Bulwell Hall Park, Nottingham City Golf Club and land west of Seller’s Wood Drive West)</i>	16
<i>Map 4: Area 1 (North) Potential addition to the Green Belt - 1Ai) New Blenheim Lane Allotments and 1Aii) Blenheim Farm Caravan Park & adjoining field</i>	23
<i>Map 5: Area 2 (West) – 2A Land around Nottingham Business Park (west of Woodhouse Way)</i>	27
<i>Map 6: Area 2 (West) – 2B Land to west of Bilborough Road</i>	30
<i>Map 7: Area 3 (South) Clifton Broad Areas - 3A North-west and 3B East</i>	33
<i>Map 8: Area 3 (South) Possible Green Belt additions - Area 3B (3Bi) Local Wildlife Site and 3Bii) Merevale Allotments</i>	39
<i>Map 9: Area 3 (South) Potential removal from the Green Belt - 3Biii) Charnwood Centre</i>	44
<i>Map 10: Area 3 (South) Potential removal from the Green Belt 3Biv) Former Fairham Comprehensive School</i> ..	49
<i>Map 11: Area 4 (East) 4A Colwick Woods and 4B Colwick Park and Nottingham Racecourse</i>	53
<i>Map 12: Area 4 (East) 4Ai) Area of Colwick Wood excluded from Green Belt</i>	56

Figure

<i>Figure 1: Assessment Criteria</i>	<i>10</i>
<i>Figure 2: Assessment Matrix.....</i>	<i>11</i>
<i>Figure 3: Nottingham's Broad Green Belt Areas.....</i>	<i>13</i>

Appendix

<i>Appendix 1: Joint Assessments with Neighbouring Councils (Ashfield and Broxtowe).....</i>	<i>63</i>
<i>Appendix 2: Map showing Area of Green Belt Removed by Rushcliffe Borough's Adopted Core Strategy</i>	<i>76</i>
<i>Appendix 3: Maps showing Amendments to all the Nottingham City Green Belt boundary.....</i>	<i>77</i>

Section 1: Purpose of the Report

- 1.0 Ashfield, Broxtowe, Gedling and Nottingham City Councils are working jointly to prepare evidence to support their emerging Local Plans. This document follows on from the agreed joint framework that the authorities produced to help inform part of that evidence base setting out a methodology for reviewing Green Belt boundaries which was consulted upon in early 2015. Consultation of this document will take place between **29 January 2016 and 11 March 2016**.
- 1.1 Rushcliffe produced their own [Green Belt Review \(Nov 2013\)](#). Erewash are not at this stage looking to amend their Green Belt boundaries. As such, these Councils which also fall within Greater Nottingham were not party to the framework.
- 1.2 Policy 3 of the Core Strategy provides guidance for Green Belt reviews required to meet its development needs. The purpose of this document is to show how this review has been carried out on the Green Belt within Nottingham City using the common agreed methodology and taking account of the 5 purposes of Green Belt as set out in Part 9 of the National Planning Policy Framework (NPPF). The assessments have allowed a view to be taken on whether there are specific areas of land that should be considered for release from the Green Belt through the Part 2 Local Plan review (known as the Land and Planning Policy Document or LAPP). In some instances these areas may subsequently be allocated for development to meet identified needs. Any release of land from the Green Belt, needs to demonstrate exceptional circumstances as directed by the NPPF, para 83. The report only recommends one significant area of land (former Fairham Comprehensive School) for release from the Green Belt. In addition, other areas of land for inclusion have also been assessed, although the conclusion here is that there are no exceptional circumstances for changes to extend the Green Belt.
- 1.3 The Green Belt around Nottingham City has remained fixed since the last Local Plan was adopted in 2005. Since then technological advances have meant that cartographic accuracies have improved. As part of this document, minor cartographic errors from the existing Green Belt boundary have also been considered and are set out alongside the only significant Green Belt change in Appendix 3.

Section 2: Background to the Derby-Nottingham Green Belt

History of the Derby-Nottingham Green Belt

- 2.1 Green Belt was first designated in Nottinghamshire in 1955. As Nottingham City was a separate County Borough at that time, this only covered the County Council part, not the City. This plan was never carried forward statutorily and was referred to as the “Sketch Plan Green Belt”, but it was a material consideration in planning decisions.
- 2.2 The County Council prepared the first formal Green Belt Plan in the 1980s and this was formally adopted in 1989. The City was included in the County Council’s area for strategic planning purposes, so this was the first time that Green Belt was designated within the City Council’s boundaries. The City and Borough Councils carried these Green Belt boundaries forward into their Local Plans, with suitable amendments through subsequent Local Plan reviews.
- 2.3 The 1989 Green Belt Local Plan can be found at <http://www.broxtowe.gov.uk/index.aspx?articleid=7216>

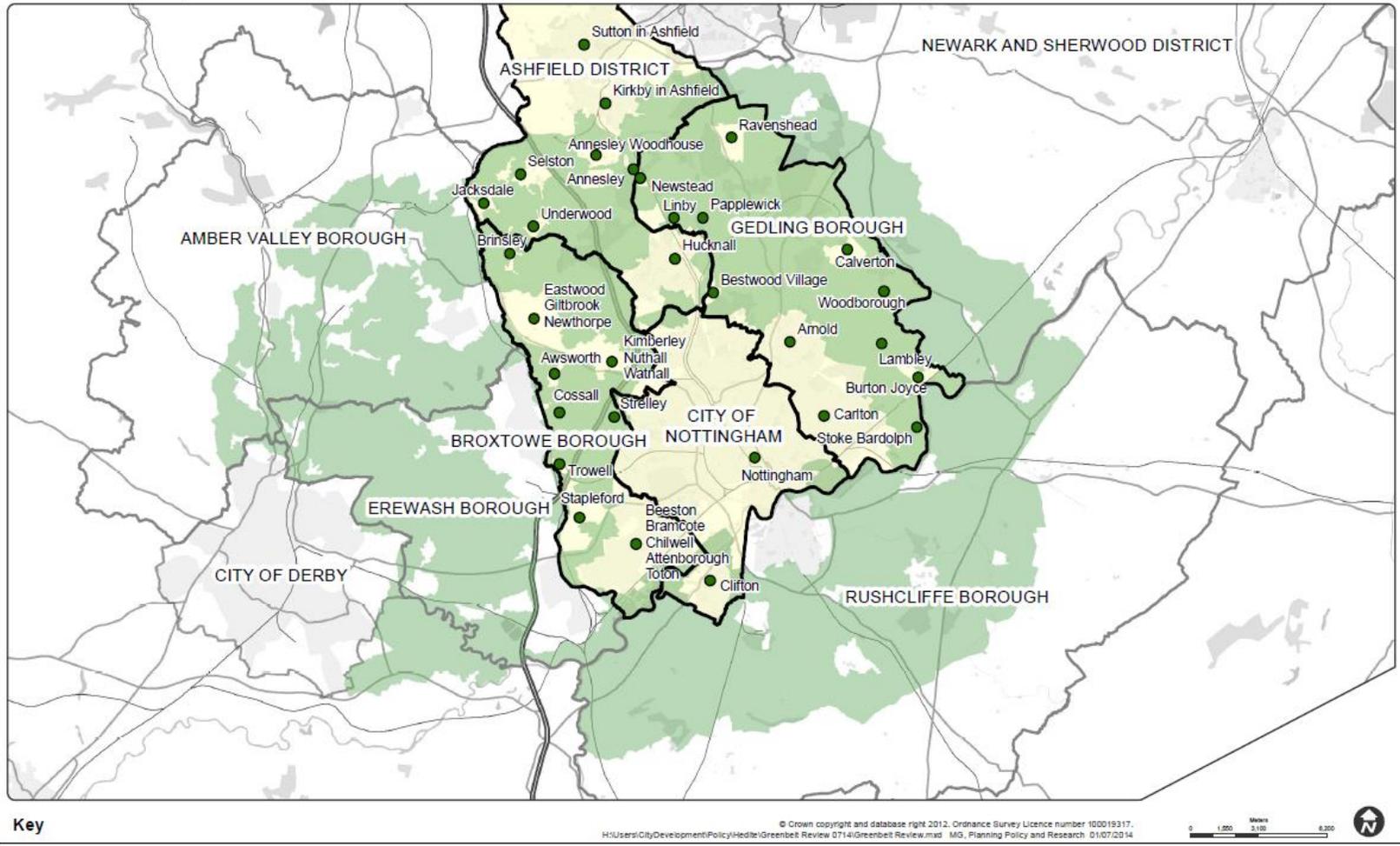
Review of the Green Belt

- 2.4 A strategic assessment of the Nottingham-Derby Green Belt has already been undertaken as part of the production of the Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council Aligned Core Strategies. This process is described in section 6.0 of the Aligned Core Strategy [Green Belt Review Background Paper \(June 2013\)](#) and forms the basis of any subsequent Green Belt review for Broxtowe, Gedling and Nottingham City.
- 2.5 The Green Belt Review Background Paper (June 2013) was based on three previous documents:
 - [Nottingham-Derby Green Belt Review \(August 2006\)](#);
 - [Appraisal of Sustainable Urban Extensions \(June 2008\)](#);
 - [Greater Nottingham Sustainable Locations for Growth \(February 2010\)](#).
- 2.6 The Nottingham-Derby Green Belt Review (2006) provided strategic guidance as to the relative importance of different areas of the Green Belt around Greater Nottingham in relation to the five purposes of the Green Belt identified in government policy. Overall it found that the areas between Nottingham and Derby were the most important area of Green Belt. Areas north of Nottingham and Derby are also important, while areas to the south and east of Nottingham are of lesser importance.

- 2.7 The Appraisal of Sustainable Urban Extensions (SUE) report assessed possible development locations against a number of criteria, including Green Belt, accessibility and environmental constraints. The SUE report was focussed on the edge of the main built up area (the Principal Urban Area) as well as the edges of other urban areas (the Sub-Regional Centres of Hucknall and Ilkeston). This reflects the fact that it was prepared in the context of the Regional Strategy which steered development to these locations.

- 2.8 The Sustainable Locations for Growth Report (2010) assessed the appropriateness of development in and around key settlements across Greater Nottingham other than those addressed by the SUE Study. It used similar assessment criteria to the SUE Study including consideration of Green Belt policy.

Map 1: Context Map showing the Derby-Nottingham Green Belt



Key

- Settlements
- Nottingham-Derby Green Belt



Section 3: Planning Policy Context of the Green Belt

National Planning Policy Framework (NPPF)

- 3.1 Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 3.2 The five purposes of including land in Green Belts, as set out in paragraph 80 of the NPPF, are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.3 Paragraph 83 of the NPPF identifies that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.
- 3.4 Paragraph 84 of the NPPF states that:
- “When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.”*
- 3.5 The NPPF in paragraph 85 provides that when defining boundaries, local planning authorities should:
- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - not include land which it is unnecessary to keep permanently open;

- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

3.6 The Core Strategy was adopted in 2014 and contains Policy 3: The Green Belt. This details that the LAPP will review Green Belt boundaries to meet the development land requirements set out in the Core Strategy. The policy confirms that in reviewing boundaries a sequential approach will be used as a guide using the following considerations:

- a) the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between Nottingham, Derby and the other surrounding settlements;
- b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;
- c) the appropriateness of defining safeguarded land to allow for longer term development needs; and
- d) retaining or creating defensible boundaries.

Section 4: Reason for Reviewing Green Belt Boundaries

- 4.1 The NPPF (paragraph 47) requires local authorities to identify and provide sufficient housing land to meet the objectively assessed housing needs of a growing population so far as consistent with the other policies of the NPPF. The Inspector's Report into the ACS examination concluded that exceptional circumstances exist requiring the review of the Green Belt to meet objectively assessed housing needs. As part of the plan making process, local authorities should identify specific sites, realistically capable of development. The conclusions of the most recent Strategic Housing Land Availability Assessment (SHLAA) for each authority (Ashfield, Broxtowe, Gedling and Nottingham City) have found that there is insufficient land available within the exiting built-up area to meet the objectively assessed need for housing. The Inspector concluded that there were no insurmountable constraints to meeting objectively assessed housing need. The Councils have therefore been duty bound to look beyond existing settlement boundaries to accommodate future housing needs.
- 4.2 The provisions of the Planning and Compensation Act 1991 placed a mandatory requirement on local authorities to define detailed Green Belt boundaries as part of the Local Plan preparation process. This is reinforced by NPPF paragraph 83, which sets out that the appropriateness of existing Green Belt boundaries should only be considered when a Local Plan is being prepared or reviewed (see paragraph 3.3 above).
- 4.3 This Green Belt review will help determine whether or not land remains or is included in the Green Belt as part of the emerging LAPP to formally revise Green Belt boundaries and to allocate land for development, having taken into account all relevant planning considerations. This includes whether there are, in the first instance, exceptional circumstances for altering existing boundaries.
- 4.4 This background paper sets out the assessments made on the Nottingham City Green Belt and suggests proposed changes to the Green Belt boundary which are to be consulted upon as part of the LAPP.

Section 5: Overall Approach

- 5.1 Subsequent to the previous strategic work (as outlined in Section 2), the assessment follows a two-step approach as set out in the agreed framework, please refer to Figure 1 and 2.

Assessment 1: Broad Areas

(This will apply in all cases.)

- 5.2 Existing Green Belt land around settlements to be divided into broad areas (such as north, south, east and west of the settlement) based on their similar characteristics in terms of size, structure and form. The boundaries of these broad areas to be chosen using Ordnance Survey maps, topographical maps, aerial photographs and professional judgment. For the City, this is mainly around the urban edge such as at Bulwell, Colwick, and Clifton.
- 5.3 These broad areas have then been assessed using the Assessment Criteria (Figure 1 on page 10), and Assessment Matrix (Figure 2 on page 11) which is based on the five purposes of the Green Belt as set out in the NPPF (see paragraph 3.2). The assessments have used Ordnance Survey maps, topographical maps, aerial photographs, and site visits to inform professional judgement.
- 5.4 The Assessment Matrix has been used as a guide to inform the first stage Green Belt assessment and allow flexibility within an agreed framework for sound planning judgments to be made by each authority. The matrix has allowed the broad area of Green Belt to be assessed against the five purposes of Green Belt.
- 5.5 At the end of this stage, areas have been removed from further assessment (Assessment 2), either because the whole area is of particularly high Green Belt importance, or because there are no suitable defensible boundaries which would allow for part/all of the area to be removed without significant detriment to the overall purposes of the Green Belt.

Assessment 2: Small sites

(Whether this step is required will depend on the specific circumstances relating to Assessment 1)

- 5.6 It is recognised within the framework that the authorities involved are at different stages in their Local Plan preparation, and therefore if Assessment 2 is required, either of the following approaches may be utilised:
- a) The broad areas from Assessment 1 will be split into smaller sites, using defined physical features such as roads, railways, watercourses, tree belts, woodlands, ridgelines or field boundaries to determine

suitable sites for assessment. This will be done in the first instance using Ordnance Survey maps, topographical maps, aerial photographs, site visits and professional judgement.

- b) Specific sites identified through the Strategic Housing Land Availability Assessment (SHLAA) process will be assessed, in order to compare the Green Belt characteristics of alternative sites.

5.7 Sites were then assessed again, using the Criteria and Matrix, in the same way as at Assessment 1. An integral part of Assessment 2 is on-site appraisal.

5.8 The outcome of the assessments has informed the Green Belt boundary alterations as part of the Local Plan process.

5.9 As the Green Belt spans administrative boundaries, there are cases where it has been appropriate to assess wider Green Belt areas with the neighbouring councils. These are set out in Appendix 1. Assessments with one area adjoining Ashfield and four areas adjoining Broxtowe have been carried out with those Councils following the agreed framework. It was not necessary to carry out joint assessments with Gedling as there are no areas requiring assessments. It has also not been possible to do joint assessments with Rushcliffe as their methodology differs, but their report has been considered as part of the City Council's assessments.

5.10 Whilst a site may have a low overall score, it may score particularly high for one single Green Belt purpose. In these instances, it may be considered to be of sufficient importance on that one single purpose for the site to be retained as Green Belt. This will be particularly important for the following Green Belt purposes:

- to check the unrestricted sprawl of settlements;
- to prevent neighbouring towns from merging into one another; and
- to preserve the setting and special character of historic settlements.

Figure 1: Assessment Criteria

NPPF Purpose of the Green Belt	Assessment Criteria
To check the unrestricted sprawl of large built-up areas ¹	<ul style="list-style-type: none"> • The extent to which the site/location is contained by existing built-up areas, and therefore the extent to which development would 'round off' these areas. • The extent to which the site/location is contained by physical features which can act as defensible boundaries, e.g. motorways, roads, railways, watercourses, tree belts, woodlands and field boundaries. • The extent to which the site/location appears to be visually connected with existing built-up areas, taking into account topographical features.
To prevent neighbouring towns ¹ merging into one another	<ul style="list-style-type: none"> • The extent to which development would reduce the size of the gap between settlements. • The extent to which development would result in the perception of reducing the gap between settlements.
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> • The extent to which the site/location contains inappropriate development. • The extent to which the character of the site/location is 'urban fringe' as opposed to 'open countryside'.
To preserve the setting and special character of historic towns ²	<ul style="list-style-type: none"> • The degree of harm that may be caused to the setting or special character of the settlement, taking into account designated and non-designated heritage assets such as Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or important heritage features.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	<ul style="list-style-type: none"> • It is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no criteria are proposed to distinguish between the values of various sites/locations.

¹ Note: Because of the nature and locations of the built-up areas in Ashfield and Greater Nottingham, the Councils consider that this purpose should relate to all settlements (rather than only to 'large built-up areas' and 'towns/historic towns'), as listed in the 'Accessible Settlements Study for Greater Nottingham February 2010'. Settlements considered on the basis of their built form and not on the basis of town or parish boundaries.

Figure 2: Assessment Matrix

The Matrix provides a grading system for the assessment of sites (as set out in paragraph 5.4) and will be used at both assessment stages. Higher scoring sites are generally the most important in Green Belt terms. (NB. The term 'site' is used for consistency and includes broad locations).

Purpose / Impact	★	★★	★★★	★★★★	★★★★★
Check the unrestricted sprawl of settlements	The site has two or more boundaries adjoining a settlement or rounds off an existing settlement. The site is well contained by strong physical features which can act as defensible boundaries and does not extend over topographical features.		The site has two or more boundaries adjoining a settlement but is not well contained and there are weak or no features to act as defensible boundaries.		The site does not adjoin a settlement, or has only one boundary with a settlement, or forms a long limb into open countryside. There are weak or no features to act as defensible boundaries. The site is visually disconnected from any settlement.
Prevent neighbouring settlements from merging into one another	Development would not reduce the size of the gap between settlements, or would result in only very limited reduction.		Development would result in a moderate reduction in the size of a gap between settlements.		Development would result in a complete or virtually complete merging of settlements.
Assist in safeguarding the countryside from encroachment	The site includes a large amount of existing inappropriate developments which have caused a significant degree of encroachment.		The site includes some existing inappropriate developments which have caused some encroachment.		The site does not have any inappropriate developments and therefore no encroachment.
Preserve the setting and special character of historic settlements	The site will have no adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.		The site will have a moderate adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.		The site will have a significant adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.
Assist in urban regeneration	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.				

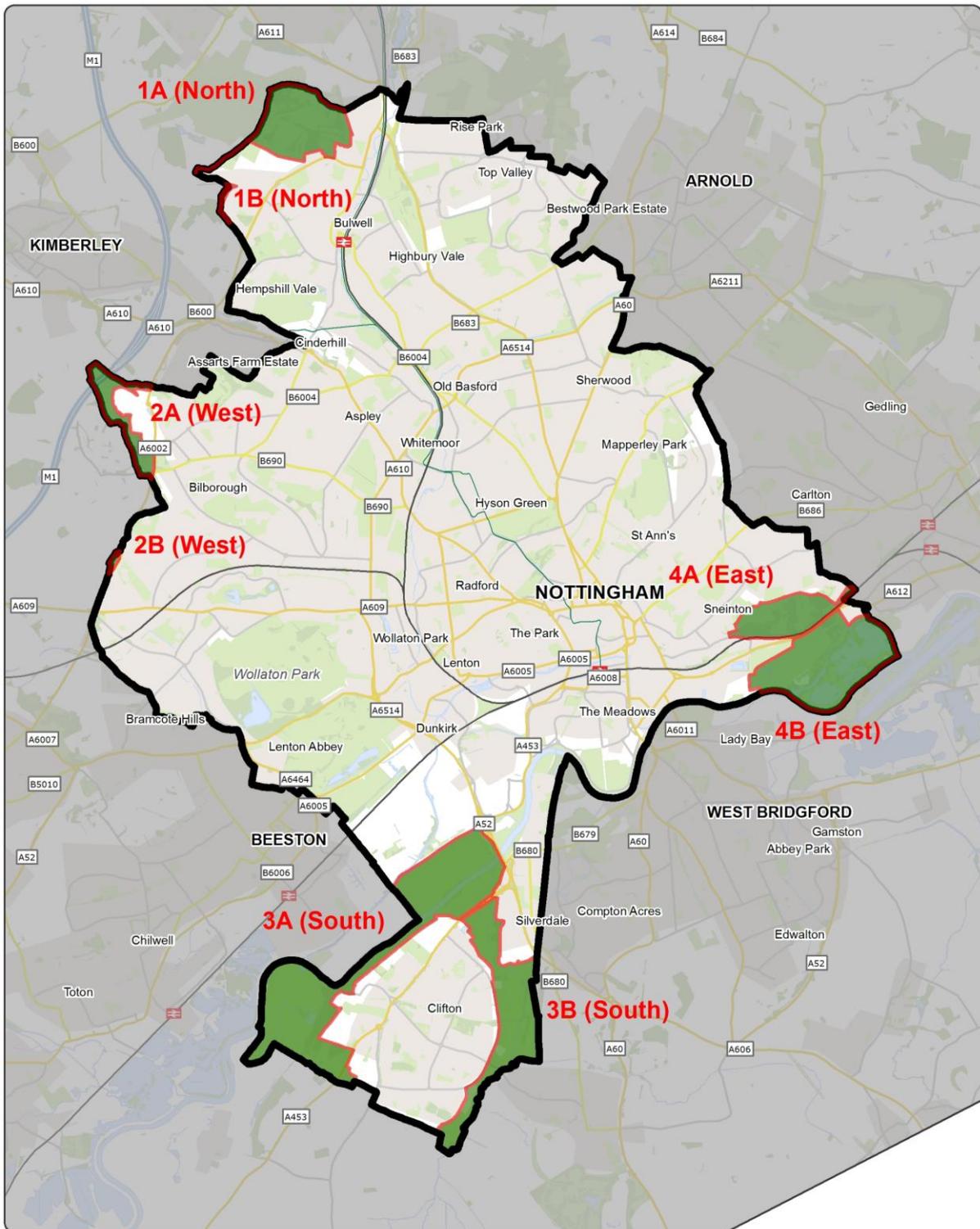
Section 6: Nottingham City Green Belt Review

- 6.1 The City's boundary is constrained by the surrounding District Councils of Ashfield, Broxtowe, Gedling and Rushcliffe and as such, the amount of Green Belt within the City is very limited. Map 2 shows the extent of the Green Belt within the City and the 4 areas (North, West, South and East) that make up the Nottingham City Green Belt which were assessed as part of this review.
- 6.2 Figure 3 on page 13 shows the 4 Areas of Green Belt and sets out which settlement(s) they relate to, the Broad Area that make up each of the Green Belt areas around the City (North, West, South and East) and where further assessment has been carried out on smaller parcels of land.
- 6.3 The next section of the report looks at each of these Green Belt Areas in turn, assessing them in line with the methodology set out in Section 5 and where applicable considering amendments to the Green Belt for possible additions or removals.

Figure 3: Nottingham's Broad Green Belt Areas

Location	Settlement/Area	Broad Green Belt Area Reference	Further Assessments Reference
Area 1 (North)	Bulwell (including Bulwell Hall Park, Nottingham City Golf Club and land west of Seller's Wood Drive West)	1A Bulwell Hall Park & Nottingham Golf Club (Assessment 1)	1Ai) New Blenheim Lane Allotments (Potential addition to the Green Belt) (Assessment 2)
			1A ii) Blenheim Farm Caravan Park & adjoining field (potential addition to the Green Belt) (Assessment 3)
		1B Land to West of Seller's Wood Drive West (Assessment 4)	None
Area 2 (West)	Nottingham Business Park and West of Bilborough Road	2A Land around Nottingham Business Park (Assessment 5)	None
		2B Land West of Bilborough Road (Assessment 6)	None
Area 3 (South)	Clifton (north-west and east)	3A Land North-west of Clifton (Assessment 7)	None
			3Bi) Local Wildlife Site (potential addition to the Green Belt in Area 3B) (Assessment 9)
		3B Land East of Clifton (Assessment 8)	3Bii) Merevale Allotments (potential addition to the Green Belt) (Assessment 10)
			3Biii) Charnwood Centre (potential removal from the Green Belt) (Assessment 11)
		3Biv) Former Fairham Comprehensive School (potential removal from the Green Belt) (Assessment 12)	
Area 4 (East)	Colwick (Colwick Woods and Colwick Racecourse/Park)	4A Colwick Woods (Assessment 13)	4Ai) Area of woodland within Colwick Woods (potential addition to the Green Belt) (Assessment 14)
		4B Colwick Park/ Racecourse (Assessment 15)	None

Map 2: Extent of the Green Belt within Nottingham City



Key

- Key Greenbelt Areas (2005 Local Plan)
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.

0 425 850 1,700 Meters



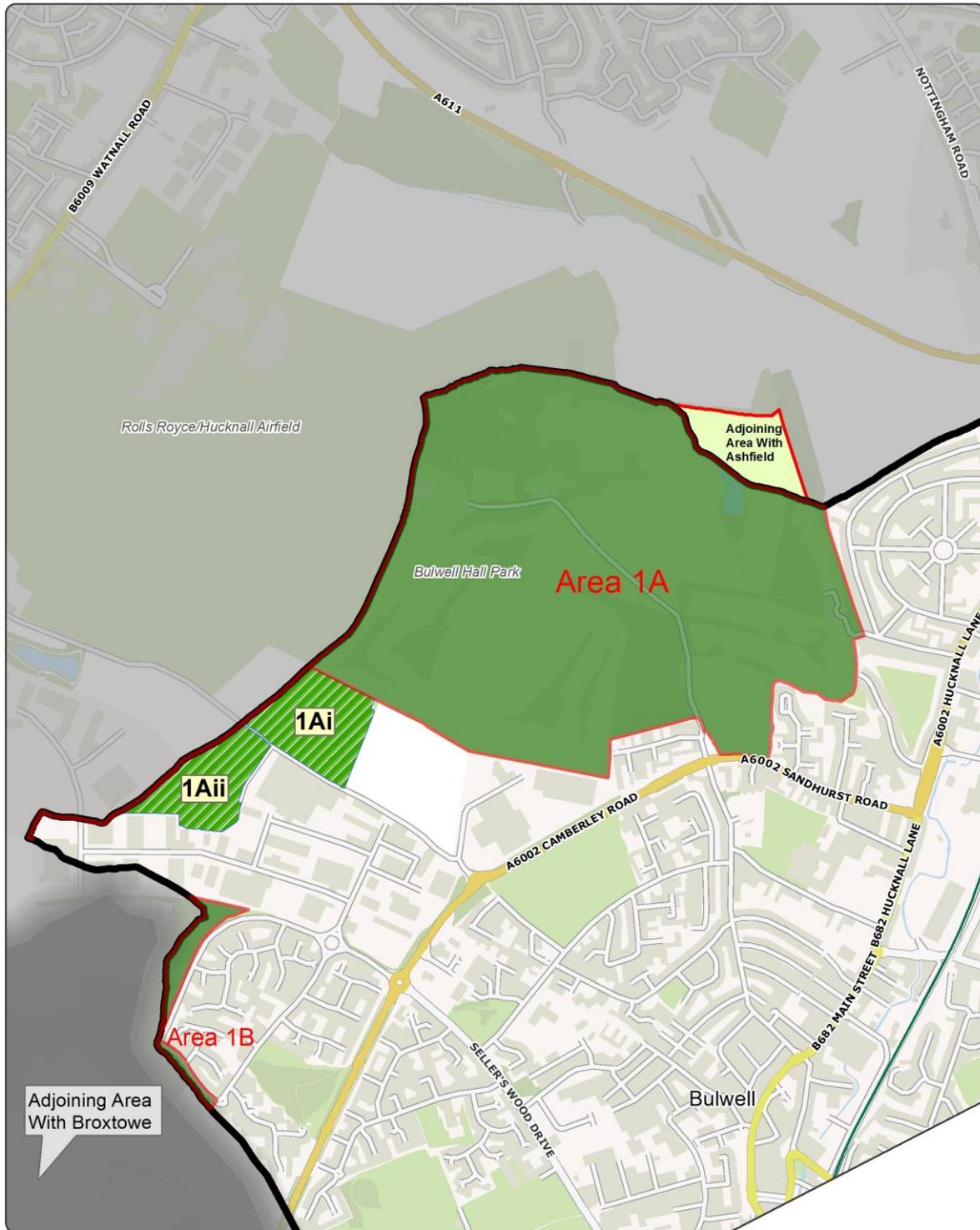
Assessment 1: Area 1 (North) – Broad Area 1A Bulwell Hall Park & Golf Course

- 6.4 Area 1 (North) has been split into 2 areas for assessment one is around Bulwell Hall Park and the Nottingham City Golf Club (Area 1A) and the other smaller parcel of land to the west of Seller's Wood Drive West (Area 1B).
- 6.5 Map 3 on page 16 shows both parcels of Green Belt land within Area 1 (North).

Conclusion

- 6.6 This part of the Green Belt performs reasonably well against the purpose of preventing neighbouring settlements from merging into one another.
- 6.7 However, given that the Green Belt follows the administrative boundary (and fence line) to the north east/south west of Blenheim Lane and separates two allotment gardens (one in the Green Belt and the other out) it is considered appropriate to give further assessment to two pockets of land either side of Blenheim Lane
- 1A i) New Blenheim Lane allotments to the north east and
 - 1A ii) the caravan/fields to the south west for possible inclusion into the Green Belt which could be added to the Green Belt being relatively open areas of mainly undeveloped land adjoining the existing Green Belt.
- 6.8 See separate appraisals for each of these potential additions to the Green Belt and Map 4 which shows them in greater detail.

Map 3: Area 1 (North) Bulwell (including Bulwell Hall Park, Nottingham City Golf Club and land west of Seller's Wood Drive West)



Key

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.

- | | | | |
|---|---------------------------------------|---|-------------------------------|
|  | Key Greenbelt Areas (2005 Local Plan) |  | Indicative Adjoining Areas |
|  | City Boundary |  | Possible Greenbelt Extensions |
|  | Adjoining Area | | |



See also joint assessment produced in partnership with Ashfield District Council in Appendix 1.

Assessment 1: Area 1 (North) – Broad Area 1A Bulwell Hall Park & Golf Course

Settlement	Bulwell – Area 1 (North)	Map 3
Area or Site	1A Bulwell Hall Park & Nottingham Golf Club	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★	The broad area is reasonably well contained by strong physical features such as rear gardens, hedgerows, which act as defensible boundaries and do not extend over topographical features. The northern boundary is formed by woodland/tree belts, however the western boundary is less well contained by only hedgerows. Two boundaries adjoin the existing settlement of Bulwell to the south and east. Development on this land would not 'round off' existing settlement. Parts of the area are visually connected to the existing settlement of Bulwell to the south east.
Prevent neighbouring settlements from merging into one another	★★★★★	The broad area lies between Bulwell and Hucknall. Depending on the extent of development within this area, it could involve the complete or virtually complete merging of these settlements. Some parts of the Green Belt area are very narrow in places, whereas further west the gap is much greater.
Assist in safeguarding the countryside from encroachment	★★★	The area comprises a golf course, playing field, ponds and woodland. It includes some existing inappropriate developments which have caused some encroachment. Such development includes some buildings associated with Bulwell Hall Park and the golf course and some residential development at Golf Close, Bulwell. The area is partly urban fringe and partly open countryside in character.
Preserve the setting and special character of historic settlements	★	There is one listed building within Bulwell Hall Park. Development here likely to have negative impact but this building does not form part of a historic settlement and so no adverse impact on the setting and special character of a historic settlement would result.
Total	11	

Assessment 2: Potential addition to the Green Belt – Area 1Ai) New Blenheim Lane Allotments

Commentary

6.9 The existing boundary follows defensible boundaries including a footpath/hedgerow to the north west and hedgerow boundary with Bulwell Hall Park. The site does not perform very well in Green Belt terms. In addition, there are no exceptional circumstances to justify any changes to the Green Belt in this location.

Conclusion

6.10 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Assessment 2: Potential addition to the Green Belt – Area 1A(i) New Blenheim Lane Allotments

Settlement	Bulwell		
Broad Area	Bulwell (North)	Score	11
Area or Site	1A i) New Blenheim Lane Allotments	Map 4	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★	The allotments have two boundaries adjoining the urban area including a proposed allocation in the LAPP (PA2) and also Blenheim Lane. The site is well contained by strong physical features including a hedgerow and the road which in particular act as a clear defensible boundaries.	
Prevent neighbouring settlements from merging into one another	★★★	Including the land in the Green Belt would result in a moderate increase in the size of a gap between settlements (Bulwell and Hucknall).	
Assist in safeguarding the countryside from encroachment	★★★	The allotments have a large number of sheds and other structures associated with the allotment use. Although the use as allotments would not be inappropriate development in the Green Belt, these structures would not maintain the openness of the Green Belt.	
Preserve the setting and special character of historic settlements	★	There is no conservation area within the vicinity of the site and no heritage assets that would directly benefit from the increased protection given if the site were to be included within the Green Belt .	
Total	8		

Assessment 3: Potential addition to the Green Belt - 1Aii) Blenheim Farm Caravan Park & adjoining field

Commentary

6.11 The existing boundary follows a defensible boundary being a hedgerow to the north west. If the boundary were to be amended to washover the caravan park, associated and adjoining land, it would create an awkward parcel of land following the built form of the industrial estate to the south and west. Given that there are no exceptional circumstances it is not considered necessary to amend the Green Belt boundary at this location.

Conclusion

6.12 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Assessment 3: Potential addition to the Green Belt - 1Aii) Blenheim Farm Caravan Park & adjoining field

Settlement	Bulwell		
Broad Area	Bulwell North	Score	11
Area or Site	1A ii) Blenheim Farm Caravan Park & adjoining field	Map 4	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★	The site is bounded on most sides by the adjoining the urban area including Blenheim Lane Industrial Estate and Blenheim Lane itself. The site is well contained by a hedgerow which provides a strong physical feature.	
Prevent neighbouring settlements from merging into one another	★★★	Including the land in the Green Belt would result in a moderate increase in the size of a gap between settlements (Bulwell and Hucknall).	
Assist in safeguarding the countryside from encroachment	★★★	The site has a number of inappropriate developments including residential/commercial buildings and structures associated with the caravan park. In addition, there is also a telecommunication mast along the access road to the caravan park.	
Preserve the setting and special character of historic settlements	★★	There is no conservation area within the vicinity of the site and 2 heritage assets being Blenheim Farmhouse And Attached Barn listed buildings (Grade II). By amending the Green Belt boundary to include this land could offer increased protection to these heritage assets and their setting however, they do not form part of an historic settlement.	
Total	9		

Assessment 4: Area 1 (North) – Broad Area 1B Land to West of Seller’s Wood Drive West

6.13 Site forms part of much larger Green Belt gap but due to the administrative boundary with Broxtowe, only a small parcel of the Green Belt is within Nottingham City (see Map 3). It is this parcel that has been assessed below. A separate assessment has been produced in agreement with Broxtowe which includes the wider broad area (see Appendix 1).

Commentary

6.14 Although this small parcel of land does not score well using the methodology, Seller’s Wood Drive West forms a clear defensible boundary. It does score well against the purpose of safeguarding the countryside from encroachment therefore it is not appropriate to give amending this boundary further consideration as there are no exceptional circumstances to do so. However, the Green Belt Boundary does wash over Wood Link road. This is considered to be a drafting error as it does not wash over Seller’s Wood Drive West. This will be amended to take the boundary to the south west boundary of Wood Link (see amendments within Appendix 3)

Conclusion

6.15 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Map 4: Area 1 (North) Potential addition to the Green Belt - 1Ai) New Blenheim Lane Allotments and 1Aii) Blenheim Farm Caravan Park & adjoining field



Key

- Key Greenbelt Areas (2005 Local Plan)
- Indicative Adjoining Areas
- City Boundary
- Possible Greenbelt Extensions

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Assessment 4: Area 1 (North) – Broad Area 1B Land to West of Seller’s Wood Drive West

Settlement	Bulwell	
Area or Site	West (small area of Green Belt to west of Seller’s Drive West)	Map 3
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★	The Green Belt boundary follows Seller’s Wood Drive West and given the position of the administrative boundary with Broxtowe, the area of Green Belt within the city is very small as such the site is very contained by the existing road.
Prevent neighbouring settlements from merging into one another	★★	The area adjoins the larger part of the Green Belt within Broxtowe which separates Bulwell from Nuthall/Watnall to the west of the M1. In assessing the element of the Green Belt within Nottingham City, redrawing the boundary here (moving it out to align with the administrative boundary) would result in only a marginal reduction in the size of the gap between settlements.
Assist in safeguarding the countryside from encroachment	★★★★★	The area is made up of open land including Seller’s Wood Local Nature Reserve. The site does not have any inappropriate developments and therefore no encroachment has occurred.
Preserve the setting and special character of historic settlements	★	There are no conservation areas or heritage assets within the area.
Total	9	

Area 2 (East)

6.16 The Green Belt to the east of the City extends over the administrative district with Broxtowe Borough Council. Two areas have been assessed in this area.

- 2A Land around Nottingham Business Park (Assessment 5)
- 2B Land West of Woodhouse Way (Assessment 6).

Assessment 5: Area 2 (East) - Broad Area 2A Land around Nottingham Business Park

Commentary

- 6.17 This parcel of Green Belt land forms part of much larger Green Belt gap but due to the administrative boundary with Broxtowe, only part of the Green Belt is within Nottingham City. It is this parcel that has been assessed. A separate assessment has been produced in agreement with Broxtowe which includes the wider broad area (see Appendix 1)
- 6.18 The broad area (within Nottingham City admin boundary) performs very well in Green Belt terms for all purposes within the assessment. It is not considered appropriate therefore to give amending the boundary in this area further assessment as there are no exceptional circumstances to do so. However, there are a number of drafting errors (for example where the current Green Belt boundary cuts through built form associated with the business park) and these will be corrected on the policies map (Appendix 3).

Conclusion

- 6.19 No need for further assessment and there are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Map 5: Area 2 (West) – 2A Land around Nottingham Business Park (west of Woodhouse Way)



- Key**
- Key Greenbelt Areas (2005 Local Plan)
 - Indicative Adjoining Areas
 - City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Assessment 5: Area 2 (East) - Broad Area 2A Land around Nottingham Business Park

Settlement	South/West of Nuthall – Area 2 (West)	
Area or Site	2A Land around Nottingham Business Park	Map 5
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★★★	The site adjoins the urban area along Woodhouse Way. The business park forms a projection into the Green Belt and so any further amendment to the Green Belt boundary in this area would add to unrestricted sprawl. The existing boundary along Woodhouse Way provides a strong defensible boundary. If the site were to be removed, part of it could be bounded by the M1 to the north, but the remaining boundary would need to be formed by hedgerows and so limited in their strength to provide clear defensible boundaries.
Prevent neighbouring settlements from merging into one another	★★★★	Development would result in a moderate to major merging of settlements of Nuthall, Strelley and Kimberley (on the other side of the M1).
Assist in safeguarding the countryside from encroachment	★★★★	Other than the business park (outside of the Green Belt), the motorway and part of Strelley Village the site does not have any inappropriate developments and therefore little encroachment has taken place. Some of the built form associated with the business park eg Gateway Hotel is within the Green Belt boundary. This in itself is a drafting error so will be corrected (see commentary below).
Preserve the setting and special character of historic settlements	★★★★★	The broad area adjoins and covers part of Strelley Conservation Area including a number of heritage assets, redrawing the Green Belt boundary could have significant adverse impact on the Conservation Area. The current Green Belt boundary helps to preserve the setting on the historic village.
Total	17	

Assessment 6: Area 2 (East) – Broad Area 2B Land to West of Bilborough Road

- 6.20 This parcel of Green Belt lands forms part of much larger Green Belt gap but due to the administrative boundary with Broxtowe, only a small parcel of the Green Belt is within Nottingham City. It is this parcel that has been assessed. A separate assessment has been produced in agreement for Broxtowe which includes the wider broader area (see Appendix 1).

Commentary

- 6.21 The Green Belt within Nottingham City administrative area is only a small pocket of land. There are no exceptional circumstances to warrant amending the Green Belt boundary in this location particularly given the existing strong defensible boundary provided by Bilborough Road. As described in para 5.10 this is sufficiently important for the site to be retained within Green Belt.

Conclusion

- 6.22 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Map 6: Area 2 (West) – 2B Land to west of Bilborough Road



Key

-  Key Greenbelt Areas (2005 Local Plan)
-  Indicative Adjoining Areas
-  City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



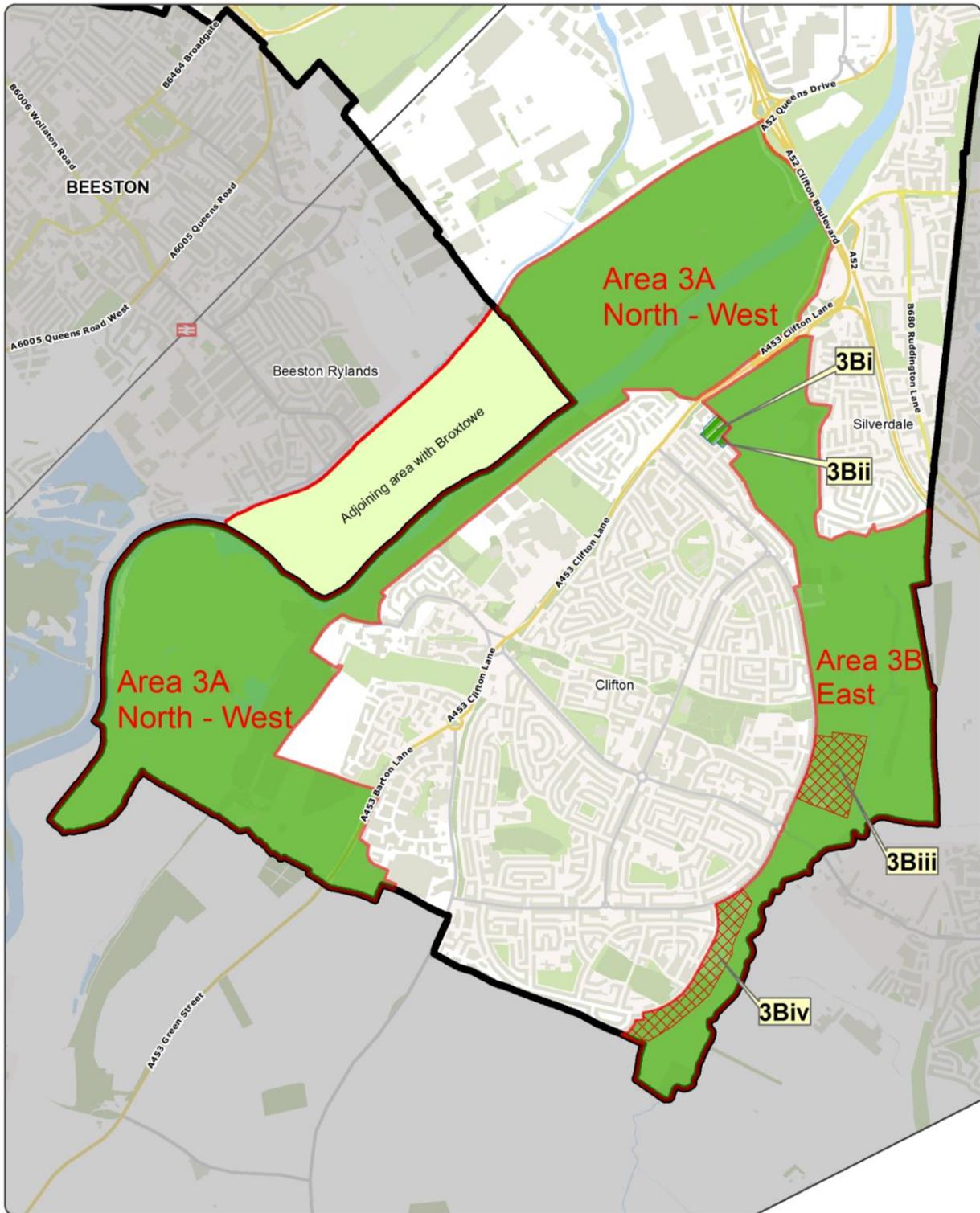
Assessment 6: Area 2 (East) – Broad Area 2B Land to West of Bilborough Road

Settlement	Bilborough – Area 2 (West)	
Area or Site	2B Land West of Bilborough Road	Map 6
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★★★★	The area has only one boundary with Bilborough and would form a limb into the countryside. There are weaker or no features to act as defensible boundaries compared to the existing boundary which is the main Bilborough Road. The area and housing is visually very different with a rural character compared to the housing on the other side of Bilborough Road.
Prevent neighbouring settlements from merging into one another	★★	Development would result in a marginal reduction in the size of a gap between settlements.
Assist in safeguarding the countryside from encroachment	★★	The site includes a large amount of existing inappropriate developments including housing which have caused a significant degree of encroachment. There are also some open fields.
Preserve the setting and special character of historic settlements	★★	The site could have a moderate adverse impact on Strelley conservation area which has some historic assets.
Total	11	

Area 3 (South) Clifton Broad Areas (3A) and (3B)

- 6.23 The settlement of Clifton is surrounded by Green Belt to the north, east and west. In terms of the assessment the area has been split into two areas, North-west Clifton (3A) and East Clifton (3B) see Map 7 on page 33.
- 6.24 The majority of the land to the south of Clifton is within the administrative area of Rushcliffe Borough Council and is now released from the Green Belt for a major Sustainable Urban Extension known as Clifton South. A joint assessment has been agreed with Broxtowe for the area between Clifton and Beeston (see Appendix 1).

Map 7: Area 3 (South) Clifton Broad Areas - 3A North-west and 3B East



Key

- Key Greenbelt Areas (Local Plan 2005)
- Possible Greenbelt Extensions
- City Boundary
- Adjoining Area
- Possible Greenbelt Deletions

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Assessment 7: Area 3 (South) - Broad Area 3A North-West of Clifton

Commentary

- 6.25 The broad area is a reasonably narrow strip of Green Belt separating the settlements of Clifton to the south and Nottingham and Beeston to the north. The River Trent flows through the area and most of the land is protected as Open Space including formal sport pitches. There are some very important historic assets within the area, particularly around Clifton Hall. The area performs very well in Green Belt terms therefore it is not considered appropriate to give further assessment to revising the boundary.
- 6.26 There are a number of cartographical errors with the boundary including moving the Green Belt to the north to align with Thane Road as this is a more defensible boundary, pulling the Green Belt back to exclude Clifton Lane (and A453 island), ensure the boundary aligns generally with the Open Space to the north of Clifton (some minor errors) and extend the Green Belt to include woodland north of Clifton Hall Drive following the more defensible boundary of the track/footpath that leads down to the River Trent.
- 6.27 Further amendments are proposed at the Lark Hill Retirement Village to the south of Clifton to ensure that the boundary reflects the built form of the development and retains the open space elements within the Green Belt.

Conclusion

- 6.28 No further assessment required as the broad area performs very well in Green Belt terms other than the small changes proposed and set out in Appendix 3.

Assessment 7: Area 3 (South) - Broad Area 3A North-West of Clifton

Settlement	Clifton	
Area or Site	3A North-West of Clifton	Map 7
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★★★	The broad area separates the settlements of Clifton and Beeston/Nottingham with one boundary with each settlement. Development here would not 'round off' existing settlement.
Prevent neighbouring settlements from merging into one another	★★★★	Development would result in a complete or virtually complete merging of the gap between Clifton and Beeston/Nottingham.
Assist in safeguarding the countryside from encroachment	★★★★	A large proportion of the area is formal and informal open space including sport pitches. There are a few inappropriate development associated with the sport use (to the north of the River Trent), but generally the area has a feeling of openness formed along the river corridor with a lot of open countryside and some urban fringe characteristics.
Preserve the setting and special character of historic settlements	★★★★	Development on this land if the boundary were to be redrawn has the potential have a major impact on Clifton Conservation Area and would have the potential to adversely impact on heritage assets associated with Clifton Conservation Area including the Grade 1 listed buildings of Clifton Hall, the Church of St Mary and the registered historic park and garden at Clifton Grove (Grade II). To a lesser, but still an important consideration is the impact on the listed buildings within Boots (Building D6 - Grade I, Building D10 - Grade I and Building D90 - Grade II*).
Total	16	

Assessment 8: Area 3 (South) - Broad Area 3B East of Clifton

Commentary

6.29 The area performs generally very well in Green Belt terms however there are 2 sites that have been put forward as part of the Local Plan review and could result in potential removals from the Green Belt. In addition, there are 2 small parcels of land that have been assessed as additions to the Green Belt.

6.30 Potential changes to the Green Belt are;

Potential Additions to the Green Belt

- 3Bi) Local Wildlife Site to the rear of LAPP allocation PA56 The Spinney (Assessment 9)
- 3Bii) Merevale Allotments which adjoin each other (Assessment 10)

Potential removals from the Green Belt

- 3Biii) Charnwood Centre (Assessment 11)
- 3Biv) Former Fairham Comprehensive School site (Assessment 12)

Assessment 8: Area 3 (South) - Broad Area 3B East of Clifton

Settlement	Clifton	
Area or Site	3B East of Clifton	Map 7
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★★★	The broad area separates the settlements of Clifton, Wilford (Silverdale estate) and Ruddington. The broad area is generally well contained by strong physical features which act as defensible boundaries and does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	★★★★	Development would result in a complete or virtually complete merging of the gap between Clifton and Ruddington although this is less significant further south.
Assist in safeguarding the countryside from encroachment	★★	The broad area includes a large amount of existing inappropriate developments which have caused a significant degree of encroachment this includes structures associated with the allotments, electricity pylons and educational uses.
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements.
Total	11	

Assessment 9: Potential addition to the Green Belt in Area 3B - 3Bi) Local Wildlife Site

Commentary

The site is formed by a pond and woodland. It is also protected as a Local Wildlife Site. The site performs very well in assisting safeguarding the countryside from encroachment given that there is no existing inappropriate development on the site. However, it performs less well for the other Green Belt objectives. Overall it is not considered that there are exceptional circumstances to amend the boundary here to include this parcel of land.

Conclusion

There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Map 8: Area 3 (South) Possible Green Belt additions - Area 3B (3Bi) Local Wildlife Site and 3Bii) Merevale Allotments



Key

- Key Greenbelt Areas (Local Plan 2005)
- Possible Greenbelt Extensions

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Assessment 9: Potential addition to the Green Belt in Area 3B - 3Bi) Local Wildlife Site

Settlement	Clifton		
Broad Area	3B East of Clifton	Score	11
Area or Site	3Bi) Local Wildlife Site	Map 8	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★	The site has three boundaries adjoining the built up area of Clifton. A revised boundary could follow this built up area and provide a strong defensible boundary.	
Prevent neighbouring settlements from merging into one another	★★★	The site offers some benefits of separating the settlement of Clifton from Wilford (Silverdale estate) to the north west.	
Assist in safeguarding the countryside from encroachment	★★★★★	The site does not have any inappropriate developments and therefore no encroachment.	
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements.	
Total	10		

Assessment 10: Potential Addition to the Green Belt 3Bii) Merevale Allotments

Commentary

- 6.31 The site is a small area of Merevale Allotments which is not covered by Green Belt (the other part of the allotments is included within the Green Belt). The site performs very well in assisting safeguarding the countryside from encroachment given that there is little inappropriate development on the site and retains an open character. However, it performs less well for the other Green Belt objectives. Overall it is not considered that there are exceptional circumstances to amend the boundary here to include this parcel of land.

Conclusion

- 6.32 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Assessment 10: Potential Addition to the Green Belt 3Bii) Merevale Allotments

Settlement	Clifton		
Broad Area	3B East of settlement	Score	11
Area or Site	3Bii) Merevale Allotments	Map 8	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★ ★	The site has two boundaries adjoining the built up area of Clifton. A revised boundary could follow this built up area and provide a strong defensible boundary.	
Prevent neighbouring settlements from merging into one another	★ ★ ★	The site offers some benefits of separating the settlement of Clifton from Wilford (Silverdale estate) to the north west.	
Assist in safeguarding the countryside from encroachment	★ ★ ★ ★	The site does have some inappropriate developments associated with the allotment use including sheds and other structures, but generally it retains open in character.	
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements.	
Total	10		

Assessment 11: Potential removal from the Green Belt - 3Biii) Charnwood Centre

Commentary

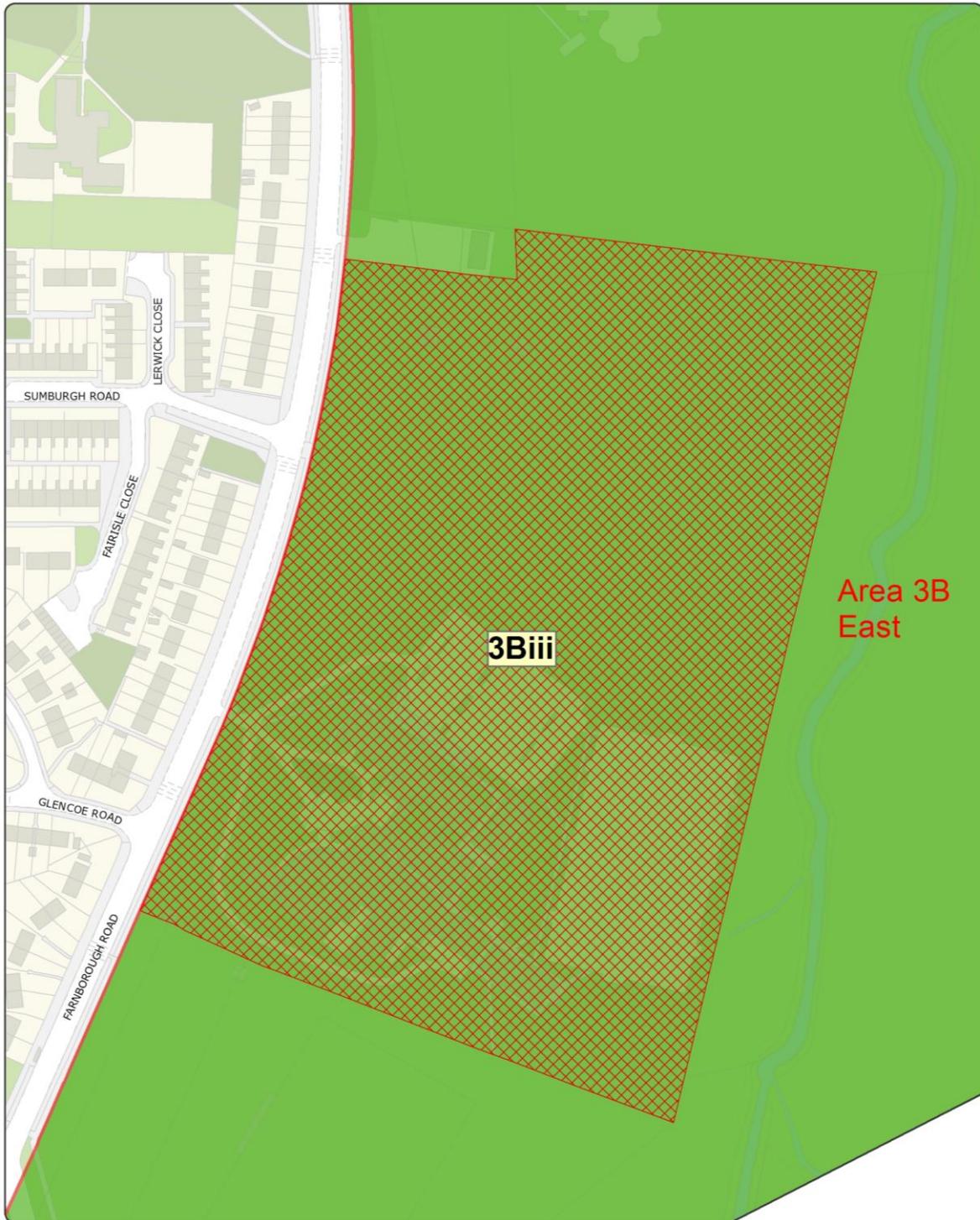
6.33 The site performs particularly well for the Green Belt purposes of checking the unrestricted sprawl of settlements and to a lesser extent preventing neighbouring settlements from merging into one another which in this case is Ruddington and Clifton. The site is in active educational use which has recently been extended. The site has pylons running across the site, a public sewer running to the east of the main buildings and parts of the land are prone to flooding issues from the Fairham Brook also running to the east of the site.

Conclusions

6.34 Unlike site PA59 which closely hugs the edge of the urban area, this site has a comparatively open aspect where development is likely be more intrusive and have greater impact on the Green Belt. The site is also constrained by transmission lines at the front of the site and a sewer to the rear. Unless relocated the transmission lines, would prevent development from directly abutting the existing urban area.

6.35 If the site were released from the Green Belt it would result in an intrusive limb into a more open part of the Green Belt forming an isolated extension. There are also no exceptional circumstances for amending the Green Belt boundary in this location.

Map 9: Area 3 (South) Potential removal from the Green Belt - 3Biii) Charnwood Centre



Key

-  Key Greenbelt Areas (Local Plan 2005)
-  Possible Greenbelt Deletion

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.

0 12.5 25 50
Meters



Assessment 11: Potential removal from the Green Belt - 3Biii) Charnwood Centre

Settlement	Clifton		
Broad Area	3B East of Clifton	Score	11
Area or Site	3Biii) Charnwood Centre	Map 9	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★★★★	The site has one boundary with the urban area of Clifton along Farnborough Road which forms a strong Green Belt boundary. Development would result in a limb into open countryside. The site is dissected by power lines and has the Fairham Brook running to the east. The site itself has limited features that could be used as defensible boundaries without pulling the boundary back further east which would result in a much greater impact on the Green Belt.	
Prevent neighbouring settlements from merging into one another	★★★	The site currently offers some benefits of separating the settlement of Clifton from Ruddington in the west. The Green Belt gap narrows at this point and development would result in a moderate reduction in the size of the gap between the settlements Clifton and Ruddington.	
Assist in safeguarding the countryside from encroachment	★★	The site includes inappropriate developments including 2 storey educational buildings which have caused a degree of encroachment into the site. The buildings are clustered together with a large part of the site open as playing fields and informal open space.	
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements of Clifton or Ruddington.	
Total	10		

Assessment 12: Potential Removal from the Green Belt 3Biv) Former Fairham Comprehensive School

Commentary

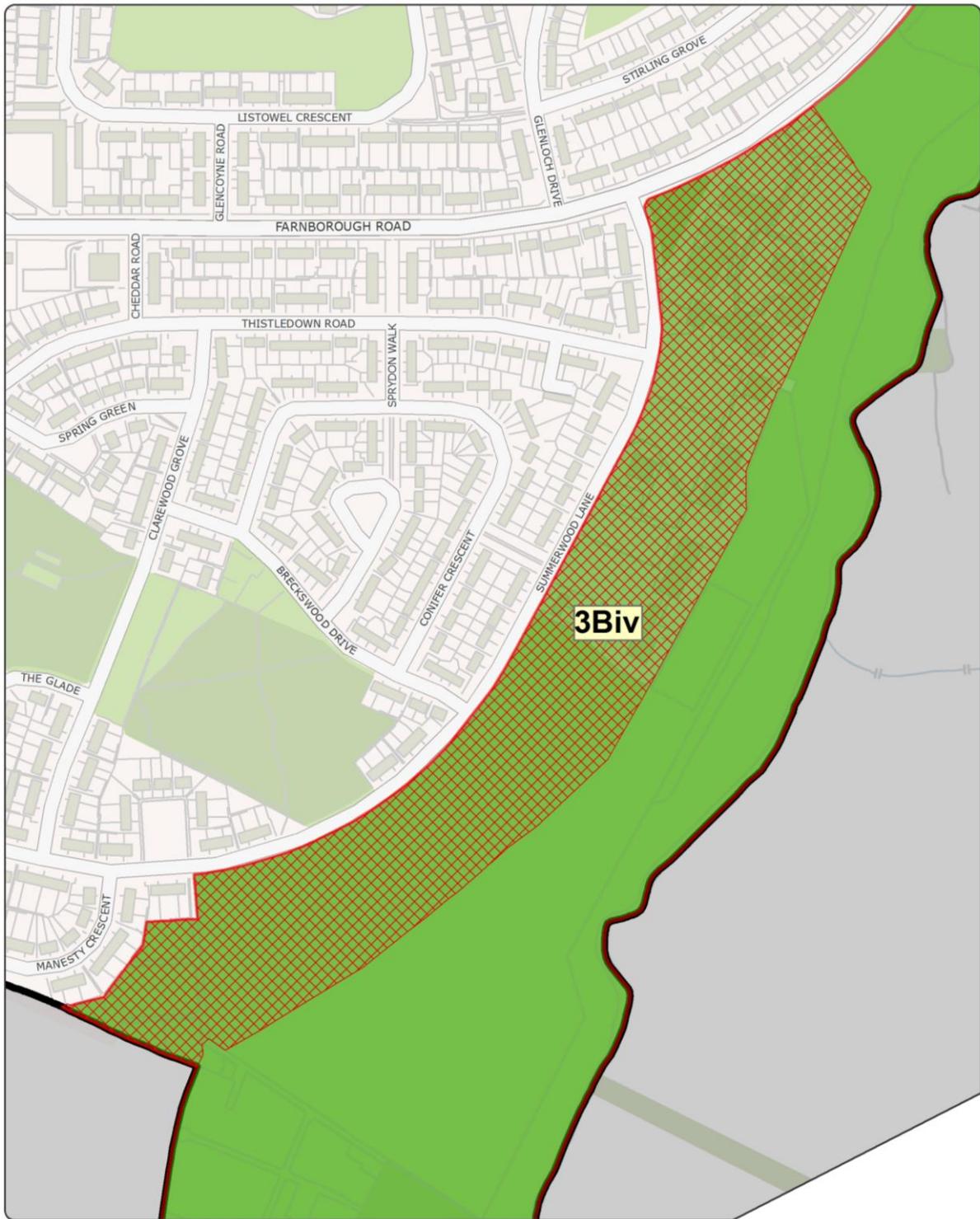
- 6.36 The site lies within Broad Area 3B, which scored highly on Checking the Unrestricted Sprawl of Settlements and Preventing Neighbouring Settlements from Merging into One Another. This site is at the southern end of the Broad Area, and so the merging with neighbouring settlements issue is less pronounced, although Ruddington is located to the west, separated by the Fairham Brook nature reserve and open fields in the countryside. Equally, the sites' extensive boundaries with the built up area, and the physical site constraints (Fairham Brook, associated flood risk and the electricity pylons) limit the potential for unrestricted sprawl. The college and associated development represent very significant encroachments in to the countryside. The site therefore scores relatively poorly against the purposes of Green Belt overall.
- 6.37 The site is currently a redundant community college and curtilage, and is brownfield land. The current inner Green Belt boundary is Summerwood Lane and Farnborough Road, and if the site is removed from the Green Belt, the development will represent a linear rounding off of this part of Clifton, following the curve of the settlement edge. The development itself will provide for new defensible boundaries as part of the overall design, taking into account areas at risk of flooding.
- 6.38 NPPF paragraph 89 states that new buildings are inappropriate development in the Green Belt, except in specific circumstances. One exception is the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.39 Whilst it would therefore be possible to redevelop the site partially without altering Green Belt boundaries, it is considered that exceptional circumstances exist which justify the removal of the site from the Green Belt.

- 6.40 Firstly the Inspector at the Core Strategy examination agreed with the Councils that exceptional circumstances applied, which the councils defined as “The exceptional circumstances are the need for new homes (Statement of Matter 2), the lack of sufficient urban sites to meet this need (each Councils SHLAA), and that meeting this need in the distribution proposed by the Councils amounts to sustainable development as reported in the SA”. This site is required to ensure Nottingham’s contribution to the objectively assessed needs of the housing market area can be met.
- 6.41 Secondly, the site is brownfield, and the community college that occupied the site significantly eroded the openness of the Green Belt through inappropriate development, has now closed. The closure of the college represents a significant change since the Green Belt was last considered, in the 2005 Local Plan.
- 6.42 In recognition of the fact that the openness of the Green Belt has become eroded over time in this location, it is considered more appropriate to recast the Green Belt boundary around the site, rather than to treat proposals as appropriate development on brownfield land in the Green Belt. In line with Core Strategy Policy 3, which contains a sequential approach to Green Belt review, this site is adjacent to the built up area of Nottingham and is required to ensure the whole of Nottingham’s contribution to the objectively assessed needs of Nottingham’s housing provision can be delivered in the plan period. The assessment against the Green Belt purposes (above) which found the site performs less well in Green Belt terms also accords with Policy 3, and new defensible boundaries will be created which will be capable of enduring beyond the plan period.
- 6.43 It should be noted that the land to the south in Rushcliffe Borough has also already been removed from the Green Belt to make way for a large Sustainable Urban Extension. Appendix 2 shows the land that has been removed from the Green Belt within Rushcliffe Borough. It is considered this supports the exceptional circumstances for changing the Green Belt boundary for this site. To allow rounding off the Green Belt boundary to adjoin this land with the Clifton South development, a small part of the allotments is also proposed to be removed from the Green Belt. However, the allotments will continue to be protected by other planning policies.

Conclusion

- 6.44 The site is linear in form and wraps around the edge of the existing urban area off Summerwood Lane. An urban extension is proposed to the south of the site within Rushcliffe (area of Green Belt has already been removed) and this site provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development.
- 6.45 Unlike DS103 (Charnwood Centre) the form and shape closely follows the urban area and subject to sensitive design, layout and landscaping (particularly at the boundaries of the site) to filter and soften views and to reinforce the Green Belt boundary allocation for residential use is considered appropriate.
- 6.46 Exceptional circumstances have been set out above to justify redrawing the Green Belt boundary, removing this site from the Green Belt.

Map 10: Area 3 (South) Potential removal from the Green Belt 3Biv) Former Fairham Comprehensive School



Key

- Key Greenbelt Areas (Local Plan 2005)
- Possible Greenbelt Deletion
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Assessment 12: Potential Removal from the Green Belt 3Biv) Former Fairham Comprehensive School

Settlement	Clifton		
Broad Area	3B East of Clifton	Score	11
Area or Site	3Biv) Former Fairham Comprehensive School	Map 10	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★ ★	The site has three boundaries with the urban area of Clifton. Summerwood Lane forms the current Green Belt boundary.	
Prevent neighbouring settlements from merging into one another	★ ★ ★	The site offers some benefits of separating the settlement of Clifton from Ruddington in the west, however the Green Belt gap here is much wider and so less significant as in other parts of the broad area.	
Assist in safeguarding the countryside from encroachment	★ ★	The site includes a large amount of existing inappropriate developments including the former 2 storey educational buildings which have caused a significant degree of encroachment into the area particularly the northern part of the site.	
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements .	
Total	8		

Area 4 (East) 4A Colwick Woods and 4B Colwick Park/Racecourse

6.47 This part of the Green Belt covers Colwick Woods, Colwick Park and Nottingham Racecourse. The area has been split down into two broad areas separated by Daleside Road East (see Map 11 on page 52):

- 4A Colwick Woods
- 4B Colwick Park and Nottingham Racecourse.

Assessment 13: Area 4 (East) - Broad Area Area 4A Colwick Woods

Commentary

- 6.48 The broad area is made up almost entirely of Colwick Woods which is open space that is a combination of grassland and ancient woodland and a real asset to the City. The area performs particularly well for Green Belt purposes of preventing neighbouring settlements from merging into one another and assisting in safeguarding the countryside from encroachment. There are no Conservation Areas or heritage assets in the vicinity.
- 6.49 Along with the other Broad Area (4B) these areas provide strong protection from inappropriate development to large parts of open land within the City and perform a vital role in line with the purposes of the Green Belt.
- 6.50 There are a few minor cartographic errors which will be corrected including PA40 Daleside Road - Former Colwick Service Station which currently has the Green Belt cutting through a brownfield site and it is proposed to exclude the entire site from the Green Belt. The boundary has also been corrected to follow more defensible features such as footpaths.

Conclusion

- 6.51 There is an area of woodland south of Bewick Drive that were former allotments now associated with Colwick Woods which is currently excluded from the Green Belt and it is considered appropriate to assess including this land within the boundary (Assessment 14). Correction of minor drafting errors also to be considered as set out in Appendix 3.

Map 11: Area 4 (East) 4A Colwick Woods and 4B Colwick Park and Nottingham Racecourse



Key

- Key Greenbelt Areas (2005 Local Plan)
- Possible Greenbelt Extension
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Assessment 13: Area 4 (East) - Broad Area Area 4A Colwick Woods

Settlement	Colwick	
Area or Site	4A North of Daleside Road East – Colwick Woods	Map 11
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★ ★	The broad area prevents the existing built up area of Nottingham from unrestricted sprawl.
Prevent neighbouring settlements from merging into one another	★ ★ ★ ★ ★	Development would result in a complete or virtually complete merging of the gap created by Colwick Woods.
Assist in safeguarding the countryside from encroachment	★ ★ ★ ★	A large proportion of the area is formal and informal open space. There is a few inappropriate developments associated with the sport uses including a bowling green and reservoir, but generally the area has a feeling of openness with a sense of urban fringe but also open countryside in parts particularly the wooded areas.
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets.
Total	12	

Assessment 14: Potential addition to the Green Belt 4Ai) Area of woodland within Colwick Woods

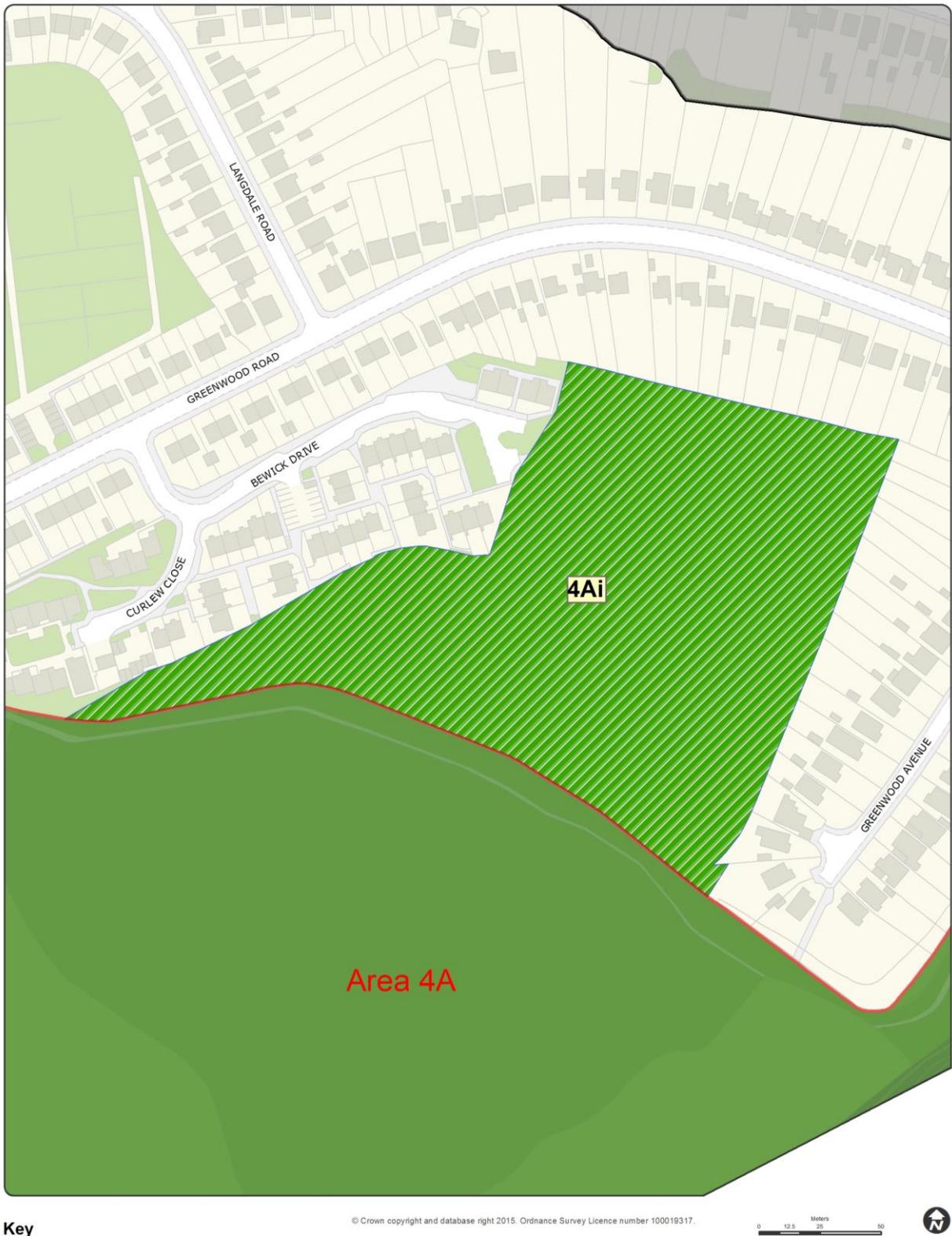
Commentary

6.52 The site performs well against the purpose of the Green Belt of assisting the safeguarding the countryside from encroachment, but performs less well against the other purposes. It is not considered that there are exceptional circumstances to amend the Green Belt boundary to now include the site.

Conclusion

6.53 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Map 12: Area 4 (East) 4Ai Area of Colwick Wood excluded from Green Belt



Key

-  Key Greenbelt Areas (2005 Local Plan)
-  Possible Greenbelt Extension
-  City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.

0 12.5 25 50
Meters



Assessment 14: Potential addition to the Green Belt 4Ai) Area of woodland within Colwick Woods

Settlement	Colwick		
Broad Area	4A North of Daleside Road East – Colwick Woods	Score	12
Area or Site	4Ai) Area of woodland with Colwick Woods	Map 12	
	Score (out of 5)	Justification	
Check the unrestricted sprawl of settlements	★	The site has three boundaries adjoining the built up area of Nottingham. A revised boundary could follow this built up area and provide a strong defensible boundary.	
Prevent neighbouring settlements from merging into one another	★★	The site is protected by Open Space but adding the site to the Green Belt would add greater protection to the land and further prevent merging of the urban area.	
Assist in safeguarding the countryside from encroachment	★★★★★	The site does not have any inappropriate developments and therefore no encroachment.	
Preserve the setting and special character of historic settlements	★	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements.	
Total	9		

Assessment 15: Area 4 East) - Broad Area 4B - South of Daleside Road East

Commentary

6.54 The broad area is made up of Nottingham Racecourse and Colwick Country Park and Colwick Hall. The area performs particularly well for Green Belt purposes of preventing neighbouring settlements from merging into one another and assisting in safeguarding the countryside from encroachment. The heritage assets of Colwick Hall and the ruins of St John the Baptists Church are not within a settlement but the Green Belt designation does assist in their protection. There are a few minor cartographic errors which will be corrected, including the flood defences at the edge of Colwick and land to the south of Waterside Way and more defensible boundaries have been used (see Appendix 3).

Conclusion

6.55 There are no exceptional circumstances to consider amending the Green Belt boundary in this area other than correction of minor drafting errors.

Assessment 15: Area 4 East) - Broad Area 4B - South of Daleside Road East

Settlement	Colwick	
Area or Site	4B South of Daleside Road East – Colwick Country Park and Nottingham Racecourse	Map 11
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★	The broad areas is bordered by the built up area of Greater Nottingham and helps to prevent this existing built up area from unrestricted sprawl. The site is well contained by strong physical features which can act as defensible boundaries including the River Trent (centre of) and Daleside Road East although some boundaries such as between the Racecourse and the Greyhound track are less strong.
Prevent neighbouring settlements from merging into one another	★★★★★	Development would result in a complete or virtually complete merging of the between Nottingham (east and north), Colwick Woods (north) and Colwick (east). The area does have a characteristic of urban fringe.
Assist in safeguarding the countryside from encroachment	★★★	A large proportion of the area is formal and informal open space. There is some inappropriate development associated with the racecourse including a spectators stand and also Colwick Hall lies within the area to the south, but generally the area retains a feeling of openness.
Preserve the setting and special character of historic settlements	★	Colwick Hall itself is listed along with Ruins Of St John The Baptists Church but these do not form part of a settlement.
Total	11	

Section 7: Proposed Amendments to the Nottingham City Green Belt

- 7.1 Following the review of the Nottingham City Green Belt boundary including assessments in Section 6 and minor corrections of cartographical errors the Green Belt boundary are proposed to be amended and shown on the proposed Policies Map. Larger scaled maps are provided in Appendix 3. As part of the representation period of the Publication Version of the LAPP and associated document comments can be made on any of the changes. If you wish to make comments please use the grid reference numbering (see Index Maps and individual maps) provided in Appendix 3 so it is clear which change your comments relate to.

Section 8: Glossary of Terms and Abbreviations

Conservation Area: An area designated by Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Development Plan: Documents (taken as a whole) which set out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area.

Duty to cooperate: The duty to cooperate, as set out in paragraphs 178 and 179 of the NPPF, is a requirement by the Government for public bodies to work together on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. Local Planning Authorities must work with neighbouring authorities and other bodies, where necessary, to ensure that the development requirements of both the authority and the surrounding areas are met.

Greater Nottingham - Area covered by the Aligned Core Strategies. Includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

Green Belt: A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are set out in paragraph 3.2 of the Framework. Green Belts are defined in local planning authority's development plans.

Inappropriate Development: As defined in paragraphs 87 to 91 of the NPPF.

Listed Building: A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

Local Plan: Comprises a Written Statement and a Policies Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

Local Planning Authority: The local authority that is empowered by law to exercise planning functions.

National Planning Policy Framework: The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework of policies within which local people and their accountable council can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Open Countryside: The largely undeveloped countryside that separates cities, towns and villages.

Planning and Compulsory Purchase Act 2004: Government legislation which sets out the main elements of the planning system.

Regeneration: The economic, social and environmental renewal and improvement of urban and rural areas to provide long term and sustainable improvements.

Settlements: Built-up areas as listed in the 'Accessible Settlements Study for Greater Nottingham February 2010' (see Appendix 1 of this document). Settlements will be considered on the basis of their built form and not on the basis of town or parish boundaries.

Strategic Housing Land Availability Assessment (SHLAA): A SHLAA identifies and assesses potential sites for new housing development. Government planning guidance (SHLAA Practice Guidance, CLG (2007)) now requires local authorities to undertake a SHLAA in order to provide evidence for the Local Plan.

Sustainable Development: Development that achieves the following three inter-related and equally important objectives.

- social progress which recognises the needs of everyone;
- effective protection of the environment; and
- prudent use of natural resources.

Achieving sustainable development is therefore about achieving a balance of these three objectives.

Sound/Soundness: Under the National Planning Policy Framework 2012 paragraph 182 a local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Urban Fringe - Land under the influence of the urban area.

Appendix 1: Joint Assessments with Neighbouring Councils (Ashfield and Broxtowe)

Joint Assessment with Ashfield for Bulwell – adjoining Area 1 (North)

Assessment produced in partnership with Ashfield District Council

Settlement	Bulwell – Area 1 (North)	
Area or Site	NCC reference: 1A North ADC: H11	
	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	★★	The broad area is reasonably well contained by strong physical features such as rear gardens, hedgerows, which act as defensible boundaries and does not extend over topographical features. The northern boundary is formed by woodland/tree belts, however the western boundary is less well contained by only hedgerows. Two boundaries adjoin the existing settlement of Bulwell to the south and east. Development on this land would not 'round off' existing settlement. Parts of the area are visually connected to the existing settlement of Bulwell to the south east.
Prevent neighbouring settlements from merging into one another	★★★★★	The broad area lies between Bulwell and Hucknall. Depending on the extent of development within this area, it could involve the complete or virtually complete merging of these settlements. Some parts of the Green Belt area are very narrow in places, whereas further west the gap is much greater. Development of this area would result in a complete merging of settlements.
Assist in safeguarding the countryside from encroachment	★★★	The area comprises a golf course, playing field, ponds and woodland. It includes some existing inappropriate developments which have caused some encroachment. Such development includes some buildings associated with Bulwell Hall Park and the golf course and some residential development at Golf Close, Bulwell. The area is partly urban fringe and partly open countryside in character.
Preserve the setting and special character of historic settlements	★	There is one listed building within Bulwell Hall Park. Development here is likely to have negative impact but this building does not form part of a historic settlement and so no adverse impact on the setting and special character of a historic settlement would result.
Total	11	

Joint Assessments with Broxtowe

Nottingham Zone 1B - Land off Sellers Wood Drive West and adjoining land in Broxtowe (Zone 24)

Purpose / Impact	Score / Assessment	Photos
<p>Check the unrestricted sprawl of settlements</p>	<p>★★★ The site is partially contained with the main built up area to the east, Nottingham Road to the South and the M1 motorway to the West. The dismantled railway and Blenheim Industrial Estate also forms a partial boundary to the site to the North. The site is open countryside.</p>	 <p>View looking south towards Nottingham Road.</p>

<p>Prevent neighbouring settlements from merging into one another</p>	<p>★★★★ Development towards the south of the site would result in the near total merging of the built up areas of Nottingham to the east and Kimberley to the west. If development were contained to the majority of the site further north than this total merging would be avoided albeit there would still be a significant reduction in the gap between the main built up areas of Nottingham and Kimberley.</p>	 <p>View south of the M1 footbridge looking SE towards Greater Nottingham.</p>
<p>Assist in safeguarding the countryside from encroachment</p>	<p>★★★The site contains power lines, mobile phone masts, a ribbon of housing development on Nottingham Road, high fencing around a wooded area, the industrial area in Bulwell which is not in the Green Belt but has some urbanising influence, however the site retains a rural open character despite the inappropriate development within it</p>	 <p>View east over M1 motorway showing industrial areas in Greater Nottingham.</p>

Preserve the setting and special character of historic settlements	★ No heritage assets.
Assist in urban regeneration	It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.

Nottingham Zone 2A land adjacent to Nottingham Business Park and adjoining land in Broxtowe - Land West of A6002 including Broxtowe (Zone 26)

Purpose / Impact	Score / Assessment	Photos
<p>Check the unrestricted sprawl of settlements</p>	<p>★★★ One boundary with adjacent settlement(the 'main built up area') to the east. However development would not round off a settlement. Motorway could form a defensible boundary; no other obvious options for defensible boundaries. Undulating land so does not extend over topographical features.</p>	 <p>View looking Northeast over the M1 Motorway.</p>

Prevent neighbouring settlements from merging into one another

★★★A large area of land is involved, which would have a moderate effect on the large gap between the main built up area and Ilkeston.

Notwithstanding the significant conservation issues, there is some potential for rounding off the village of Strelley given its dispersed nature and its location immediately adjacent to the administrative boundary of the City of Nottingham.



View looking from Main Street Strelley towards the M1.

<p>Assist in safeguarding the countryside from encroachment</p>	<p>★★★ Strelley village is wholly located within the Green Belt, including dwellings, some storage use, telephone and electricity lines, equestrian uses. Otherwise predominantly agricultural.</p> <p>Development within the Business Park adjacent to the site contains some urbanising influences.</p>	 <p>08/01/2015</p> <p>View looking North towards Strelley Village.</p>
--	---	---

<p>Preserve the setting and special character of historic settlements</p>	<p>★★★No significant impact on assets within the main built up area.</p> <p>Would affect the setting of Strelley Conservation Area, the church and other listed buildings and Scheduled Monuments, however these are within the Green Belt in Broxtowe and are distinct from the main built up area. Part of Strelley Conservation Area is within the Nottingham City area and there would potentially be a moderate adverse impact.</p>	
<p>Assist in urban regeneration</p>	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>	

Nottingham Zone 2B - Land adjacent to Bilborough and adjoining land in Broxtowe Trowell Moor - between Strelley and Nottingham Road (Zone 27)

Purpose / Impact	Score / Assessment	Photos
<p>Check the unrestricted sprawl of settlements</p>	<p>★★★ Single boundary with adjacent main built up area. Not well contained and would not round off a settlement. Motorway could form a defensible boundary to the west; however this would involve releasing a very large site. Alternatively, higher land part way between the A6002 and the motorway might form the basis of a defensible boundary. A609 would form a defensible boundary to the south. (If the motorway were used as a boundary, the released site would extend over the topographical feature of this higher land.)</p>	 <p>View Southeast towards Nottingham.</p>
<p>Prevent neighbouring settlements from merging into one another</p>	<p>★★★ A large area of land is involved, which, if the higher land were used as a boundary, would have a moderate effect on the large gap between the main built up area and Ilkeston/Trowell. (If the motorway were used as a boundary, the 'score' would be★★★★.)</p>	

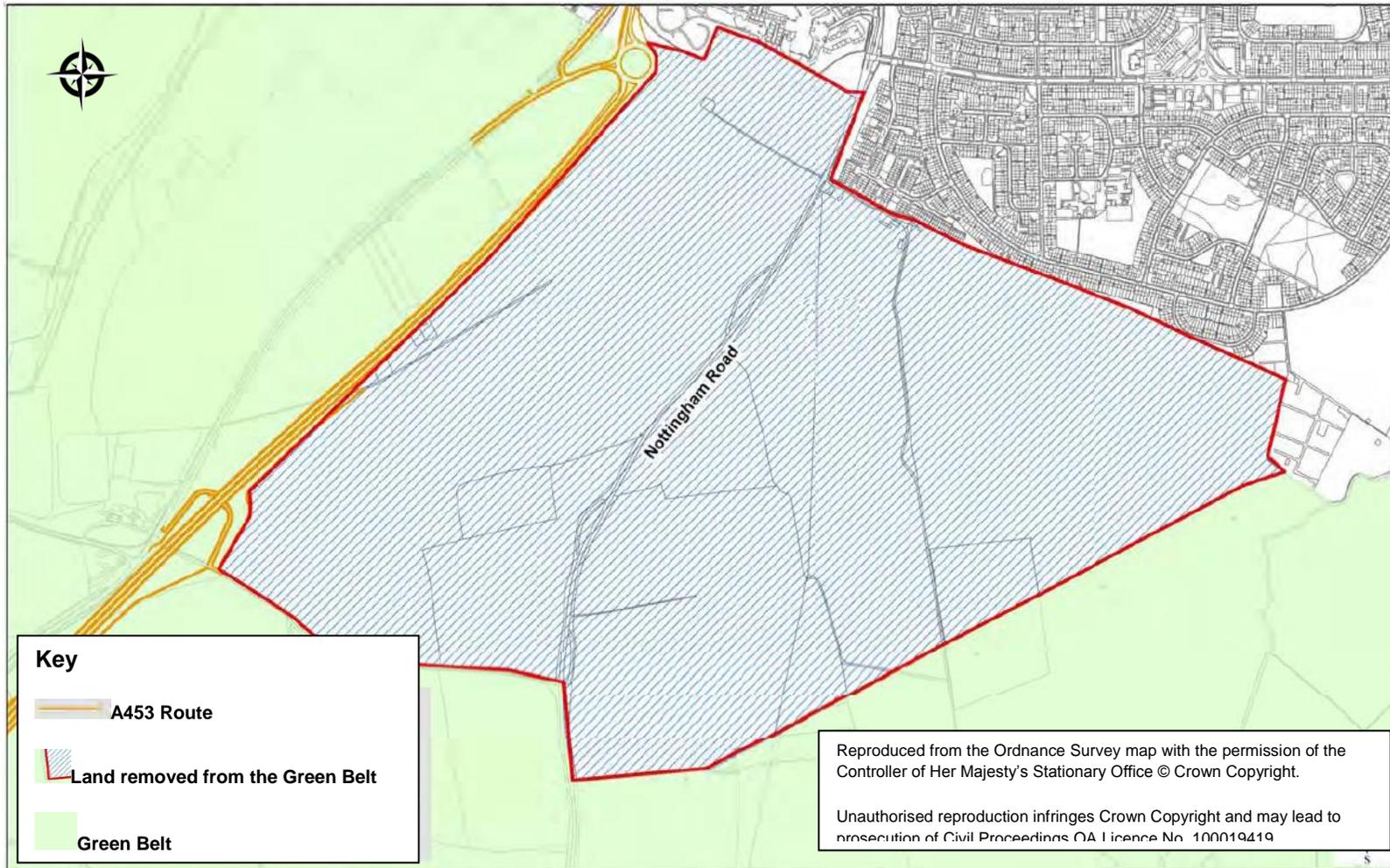
<p>Assist in safeguarding the countryside from encroachment</p>	<p>★★★The site has some inappropriate development including the motorway services, a man-made reservoir, caravan storage, several dwellings and commercial uses along the A6002 and A609 around the periphery of the site, and some equestrian uses. Otherwise predominantly agricultural.</p>	<p>View Southeast towards Nottingham.</p>  <p>View of man-made reservoir from the South.</p>
<p>Preserve the setting and special character of historic settlements</p>	<p>★★★A limited amount of inter-visibility with Wollaton Hall, adjacent to the main built up area.</p> <p>Would affect the setting of Strelley Conservation Area, the church and other listed buildings and Scheduled Monuments, however these are within the Green Belt in Broxtowe and are distinct from the main built up area. Part of Strelley Conservation Area is within the Nottingham City area and there would potentially be a moderate adverse impact.</p>	
<p>Assist in urban regeneration</p>	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>	

6.56 Nottingham Zone 3A land between Beeston Rylands, Attenborough and Clifton including Broxtowe Zone 45

Purpose / Impact	Score / Assessment	Photos
<p>Check the unrestricted sprawl of settlements</p>	<p>★★★★ Although the north west boundary adjoins the settlement of Beeston Rylands and the Southeast boundary adjoins the settlement of Clifton the River Trent bisects the site and could form a defensible boundary on either side. Notwithstanding this there would be only a minimal sense of rounding off either settlement given that the site is separated from Beeston Rylands by the canal and steep topography to the West of Clifton. to the north (and east) of Clifton would significantly add to urban sprawl in this sensitive valley.</p>	 <p>Looking Northeast from footpath next to the Canal.</p>
<p>Prevent neighbouring settlements from merging into one another</p>	<p>★★★★★ Development would result in near total merging between Beeston and Clifton at the West of the site, between Clifton and Wilford / West Bridgford at the North and between Clifton and Ruddington at the East.</p>	 <p>Looking Northeast to the footpath next to the canal.</p>

<p>Assist in safeguarding the countryside from encroachment</p>	<p>★★★The site is almost entirely given over to open recreational land on the Beeston side, although there are large electricity pylons, Flood defences and some parking sites. There are major roads bisecting the site on the Clifton side. Parts of the site have the character of urban fringe.</p>	 <p>Looking Southeast towards Clifton.</p>
<p>Preserve the setting and special character of historic settlements</p>	<p>★★★★ There would be more than moderate adverse impact on the setting of Clifton Hall and the Conservation Area in Clifton village on the Nottingham side of the River Trent.</p> <p>There would also be an impact on the Listed Buildings within the Boots site, however this would be to a lesser extent given the existing industrial setting of the buildings.</p>	 <p>View North along the Canal.</p>
<p>Assist in urban regeneration</p>	<p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p>	

Appendix 2: Map showing Area of Green Belt Removed by Rushcliffe Borough's Adopted Core Strategy



Appendix 3: Maps showing Amendments to all the Nottingham City Green Belt boundary

The following maps shows the adopted 2005 Local Plan boundary of the Green Belt along with the proposed amended boundary of the Publication Version of the LAPP Green Belt boundary. The series of maps incorporate changes to the Green Belt due to cartographic or minor amends along with the more substantial amendments recommended within the main part of the report.

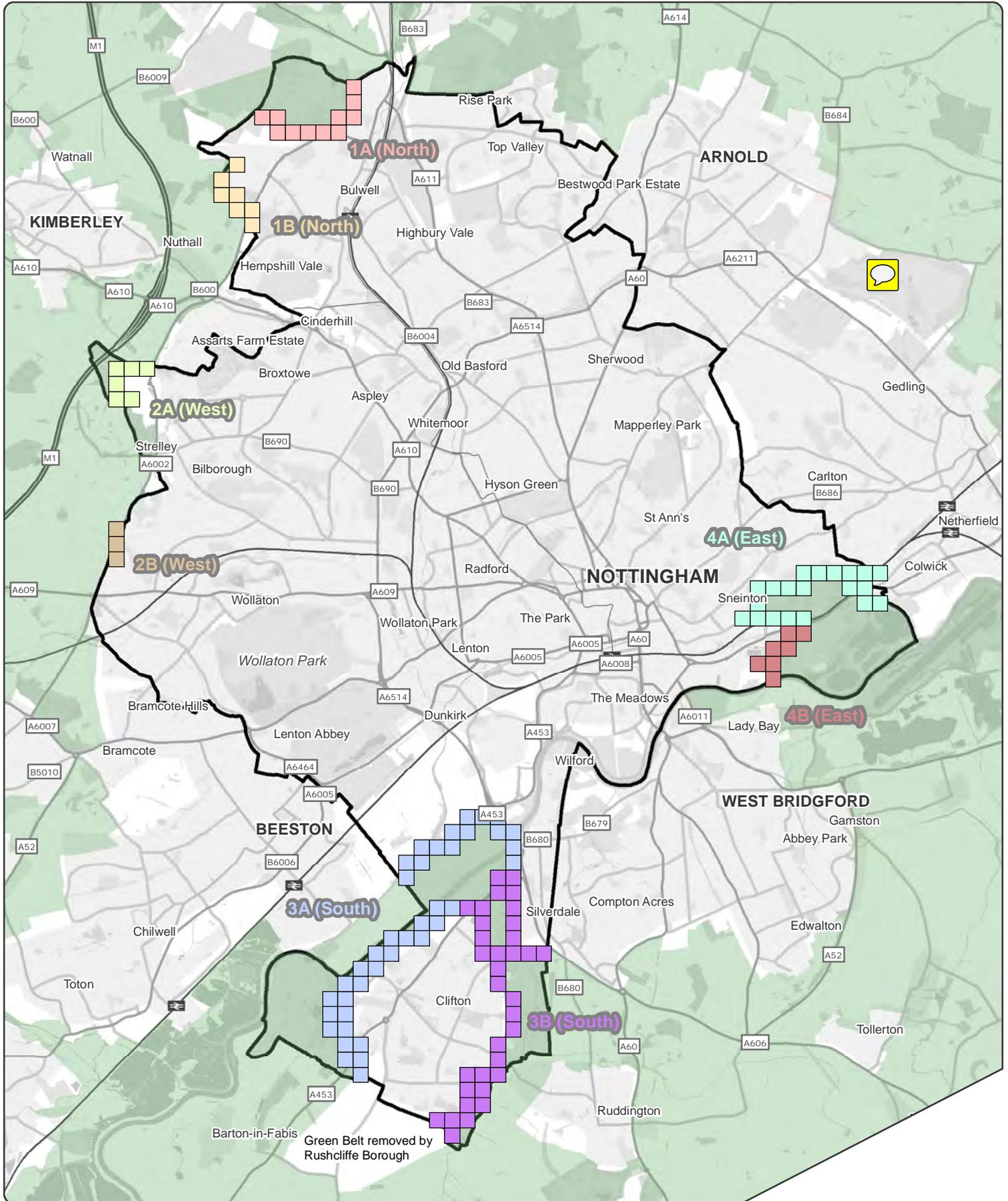
Making comments on Proposed Changes

If you wish to make comments on any of the proposed changes to the Green Belt it is suggested that you use the page number of the proposed change and the grid reference eg Page 90, 1A11. Consultation of this document will take place between 29 January 2016 and 11 March 2016.

Key

	1A (North)		3A (South)		Greenbelt
	1B (North)		3B (South)		City Boundary
	2A (West)		4A (East)		
	2B (West)		4B (East)		
	Proposed Amended Greenbelt Boundary				
	Greenbelt (2005 Local Plan)				
	Additions to Greenbelt				
	Deletions from Greenbelt				

Index for Greenbelt Grid Maps



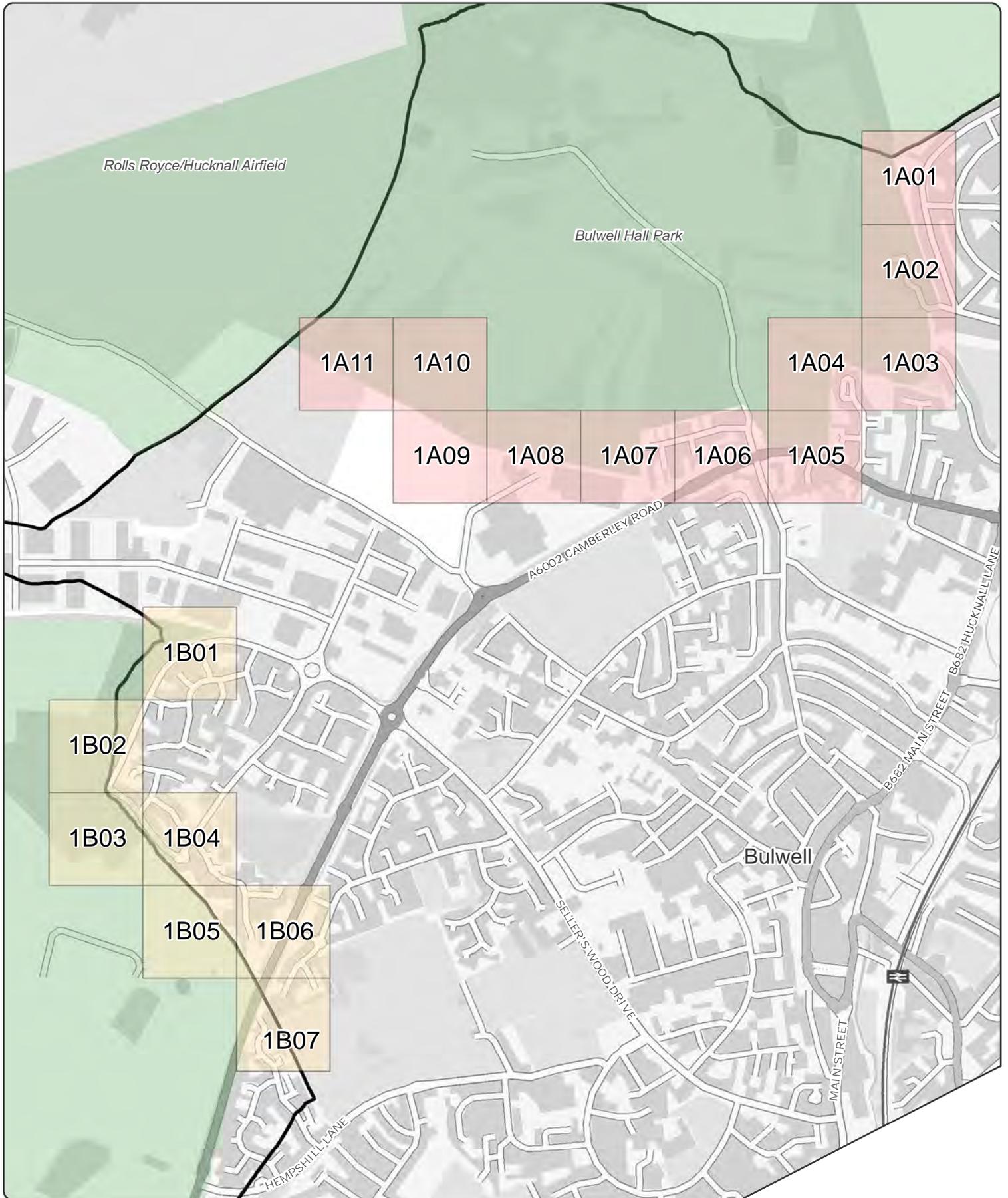
Key

- 1A (North)
- 1B (North)
- 2A (West)
- 2B (West)
- 3A (South)
- 3B (South)
- 4A (East)
- 4B (East)
- Greenbelt
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



Index Map - North - 1A & 1B

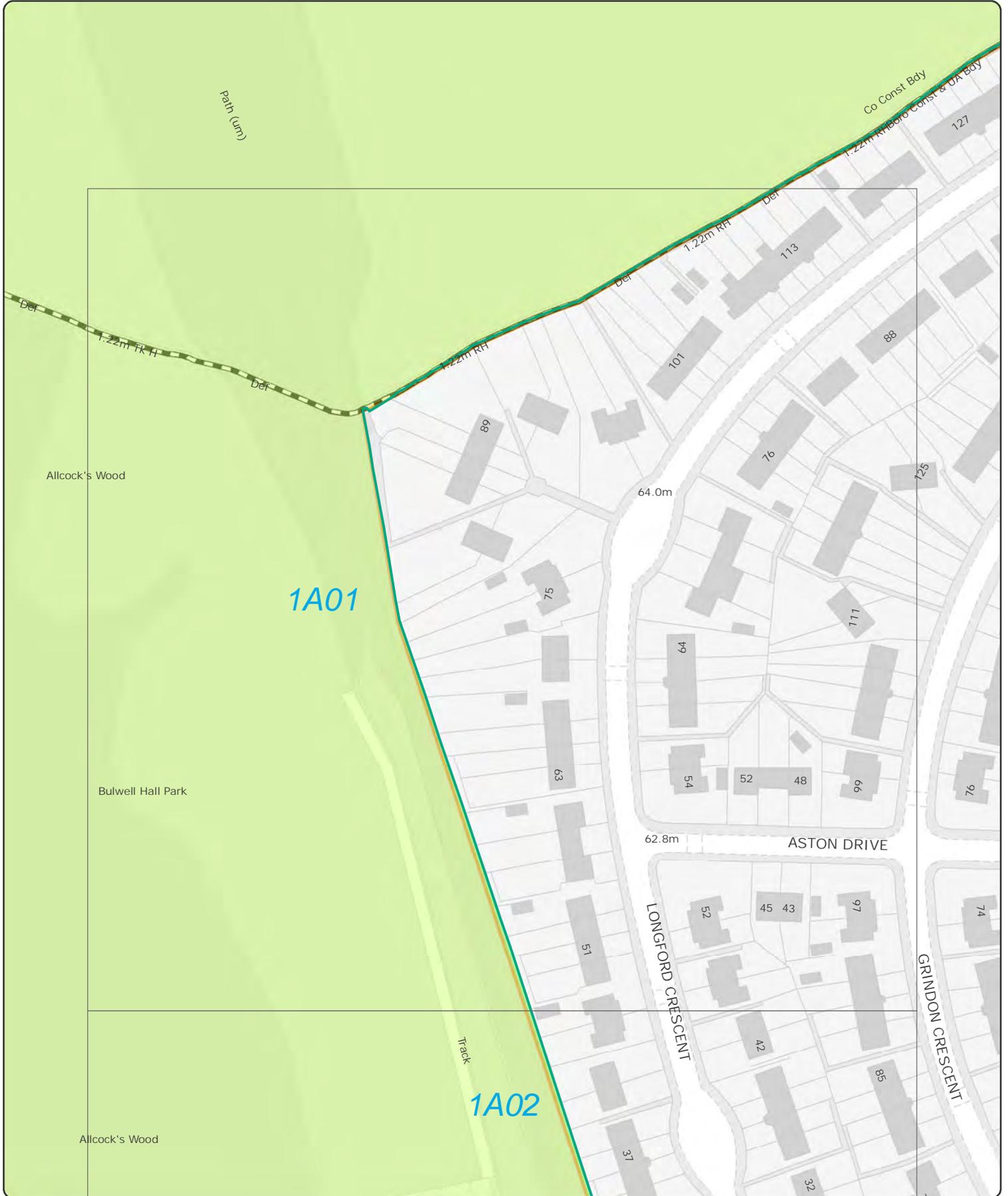


Key

- 1A (North)
- Greenbelt
- 1B (North)
- City Boundary

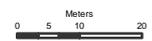
© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.





Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

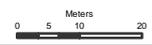
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

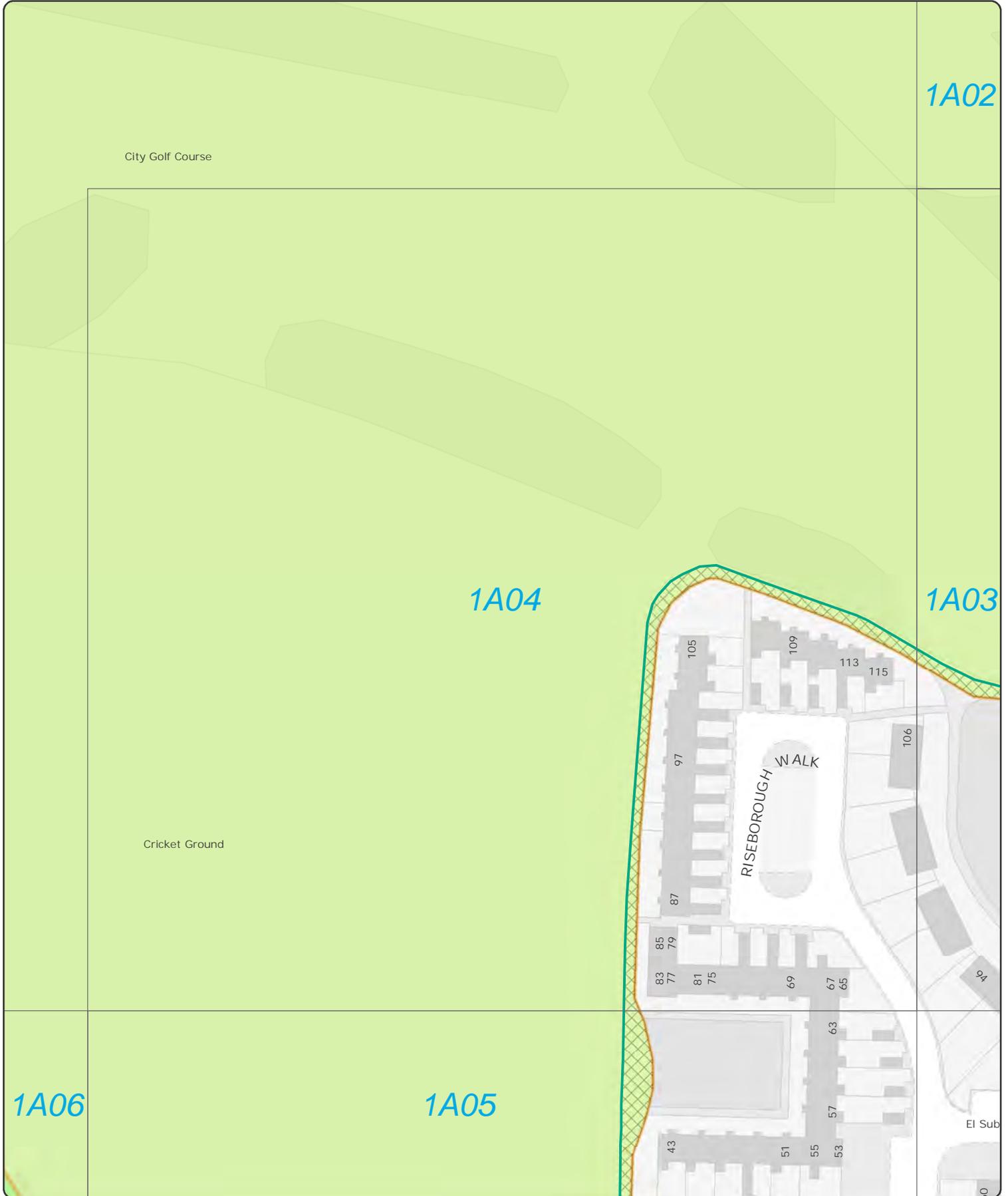




Key

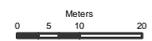
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

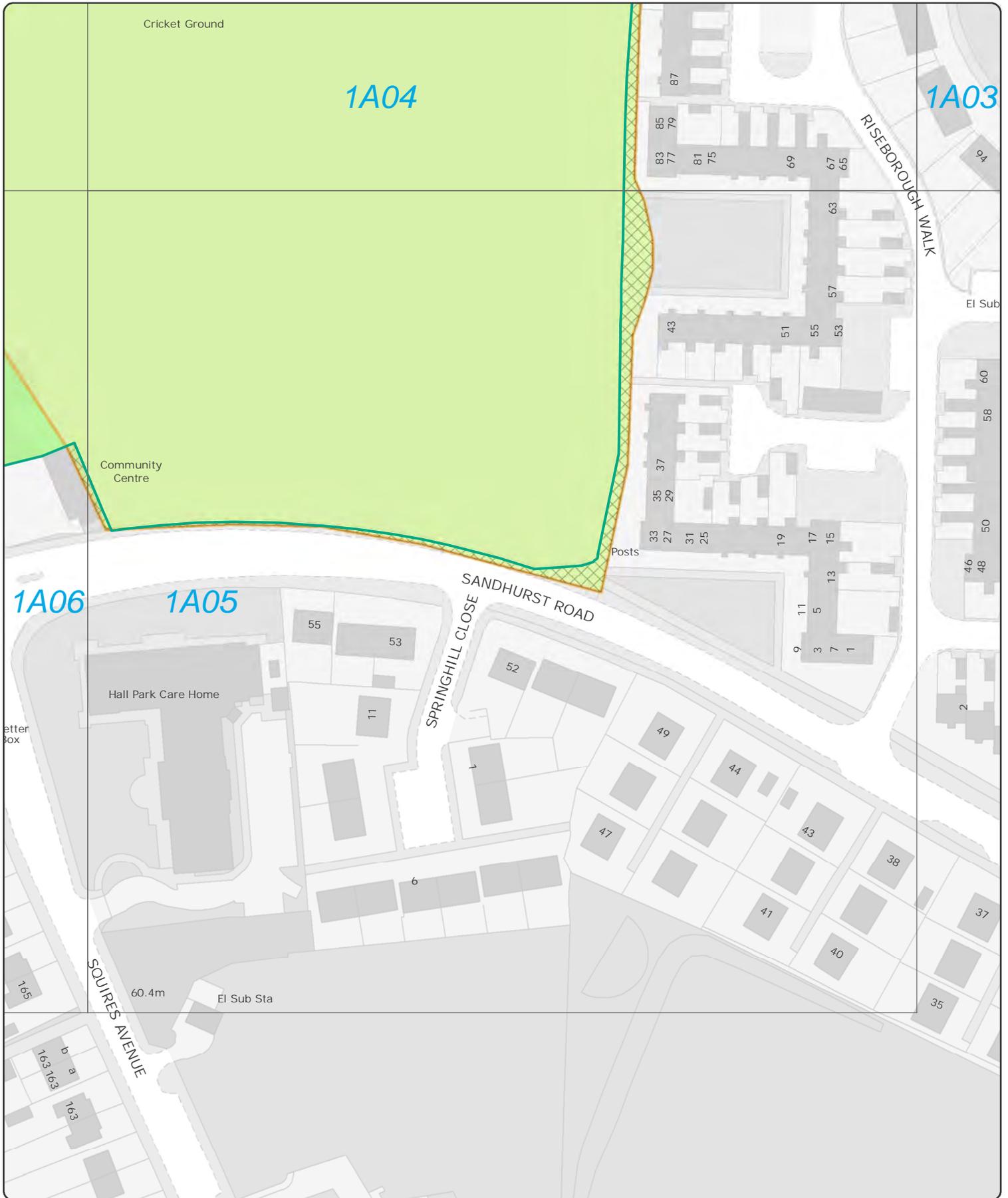




Key

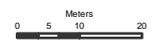
-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt

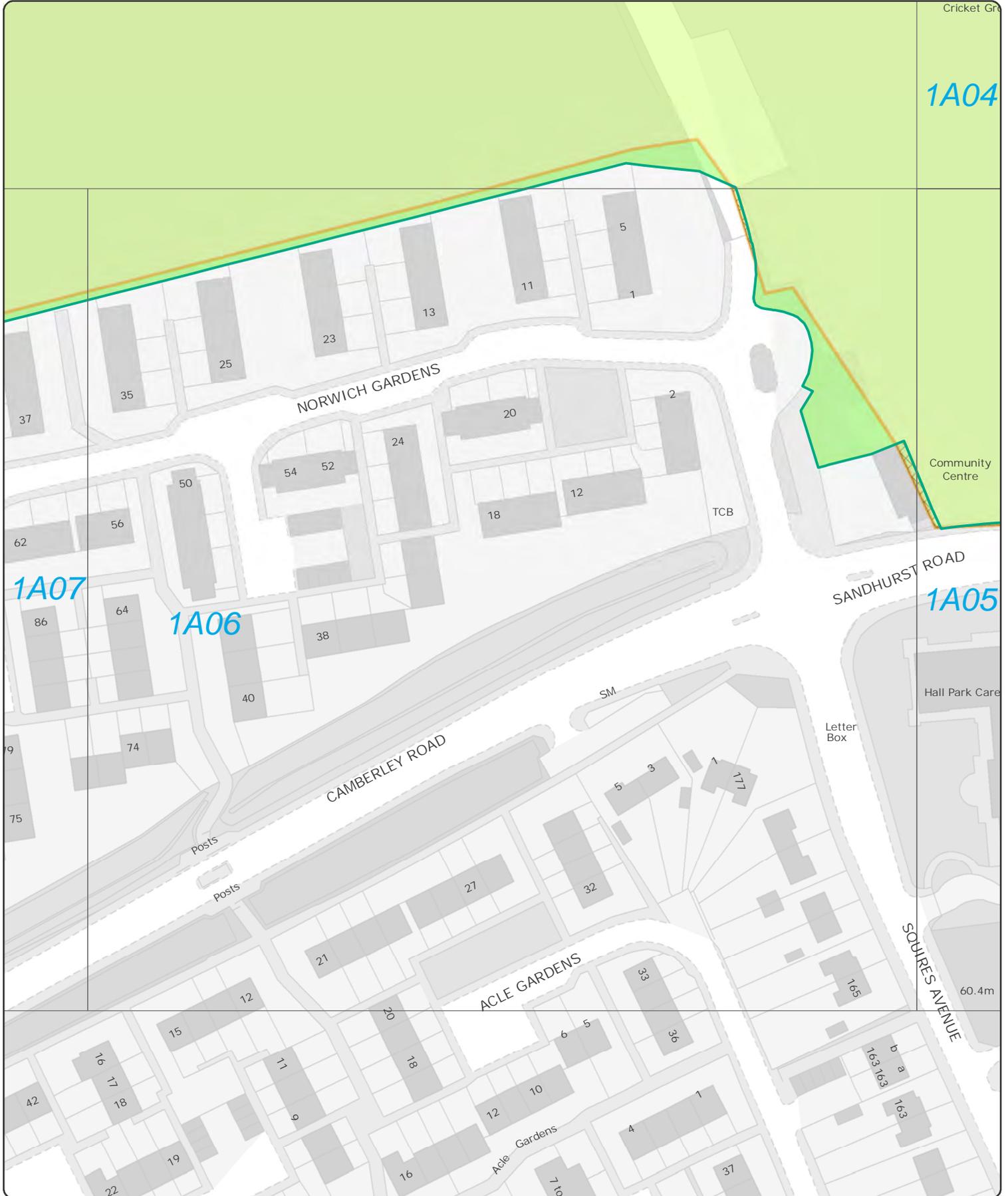




Key

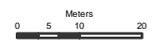
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

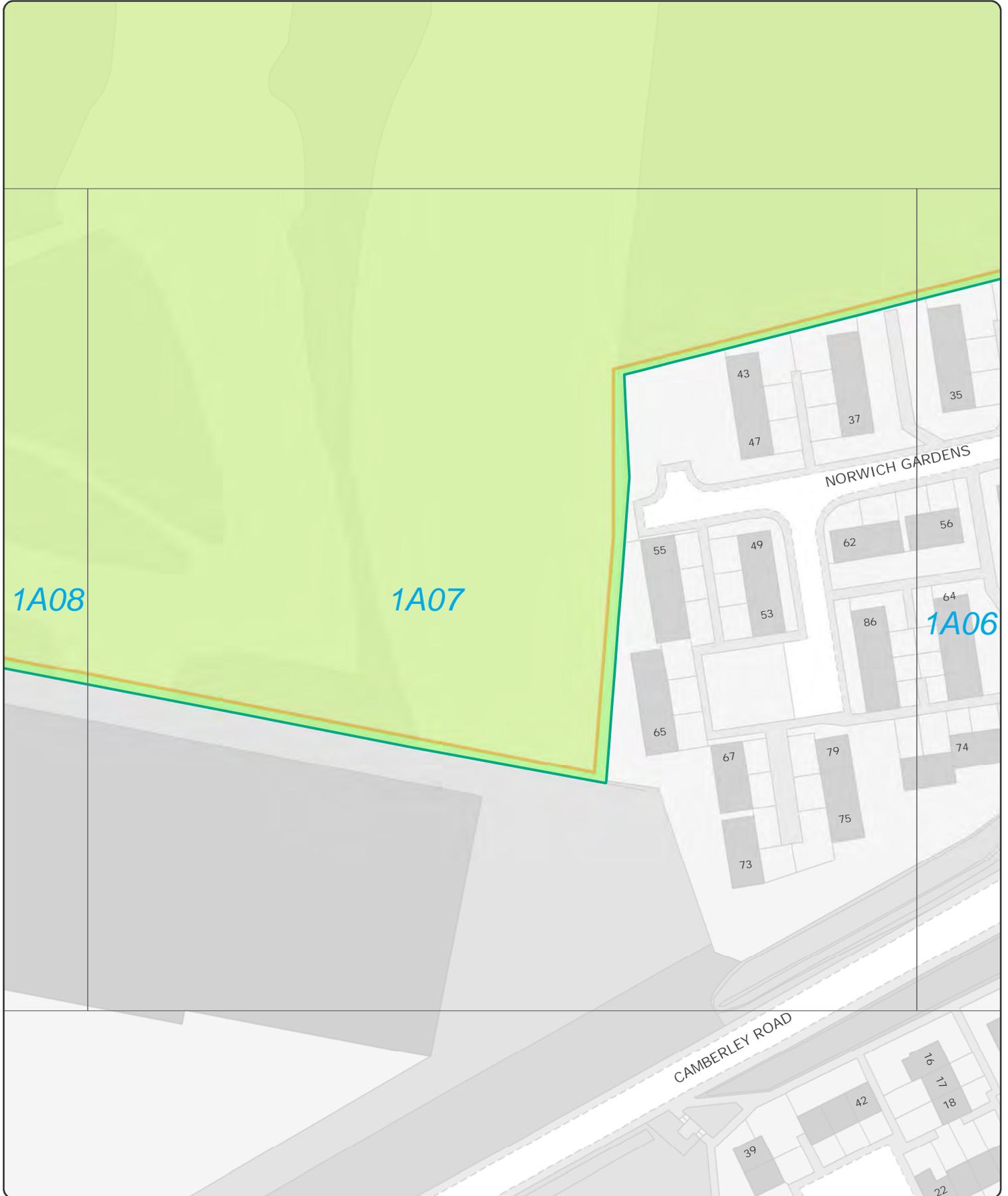




Key

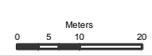
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

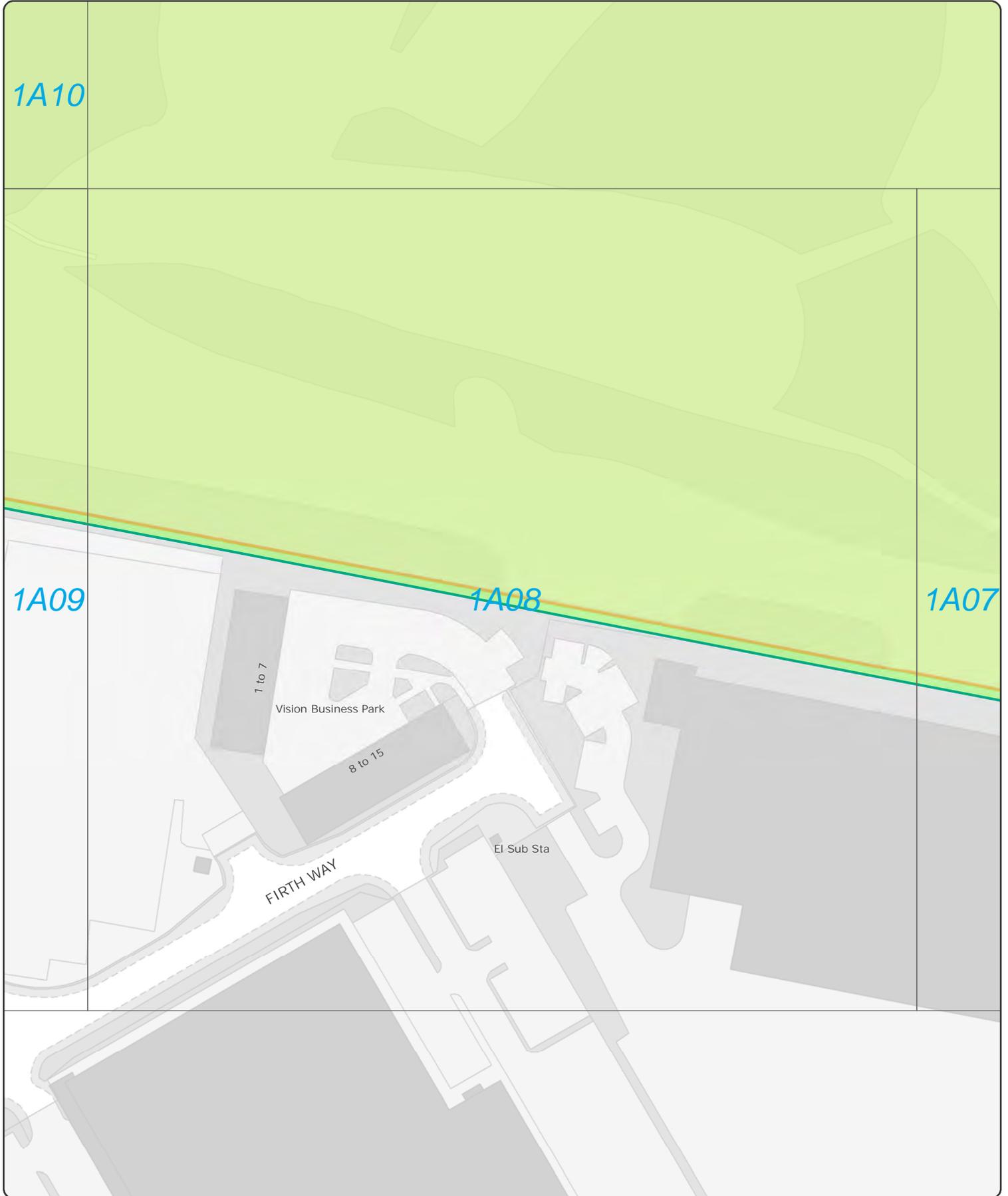




Key

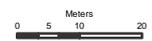
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

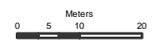
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

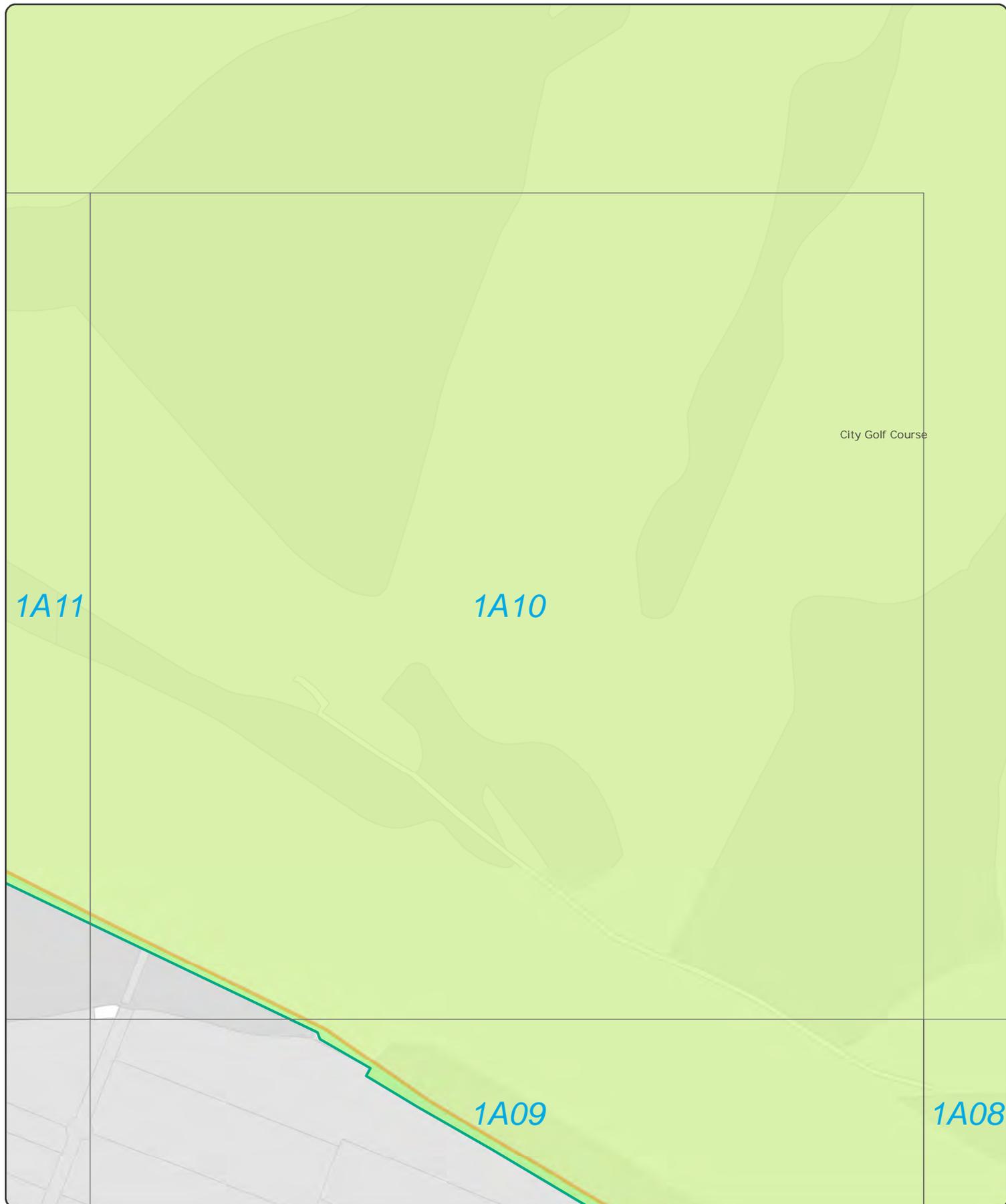




Key

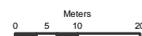
-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt



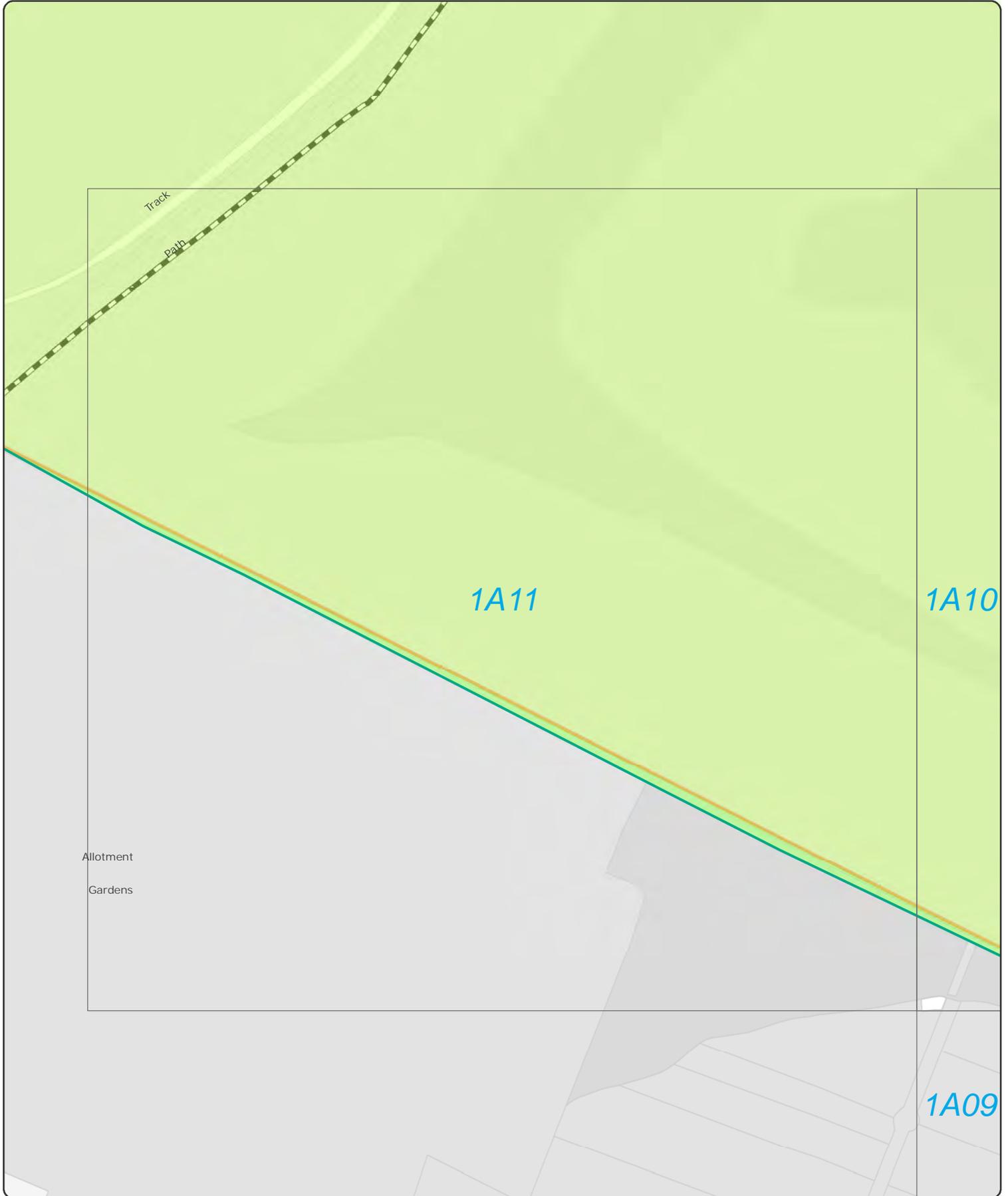


Key

-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt
-  City Boundary

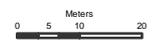


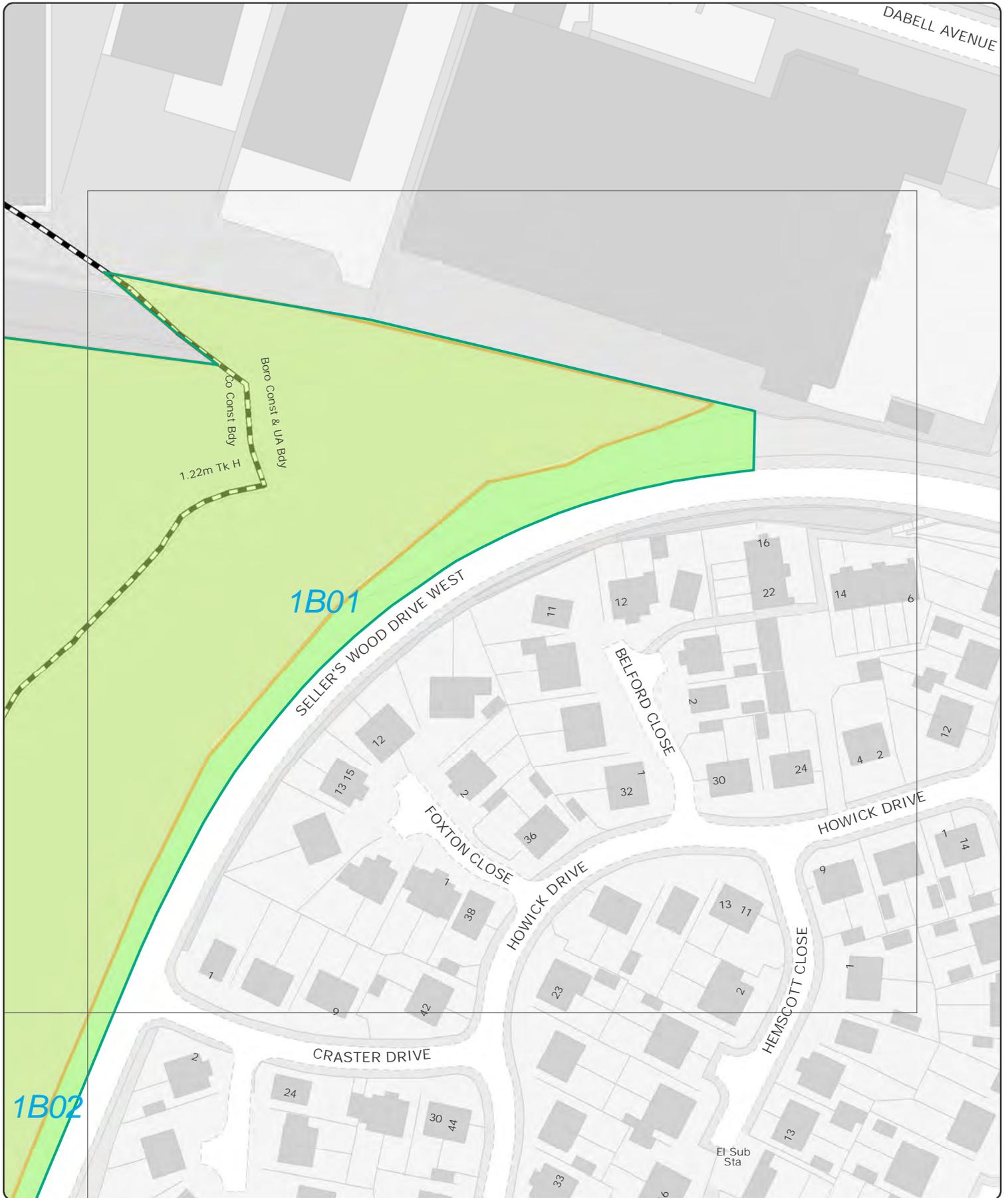
1A11



Key

-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt





Key

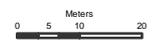
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

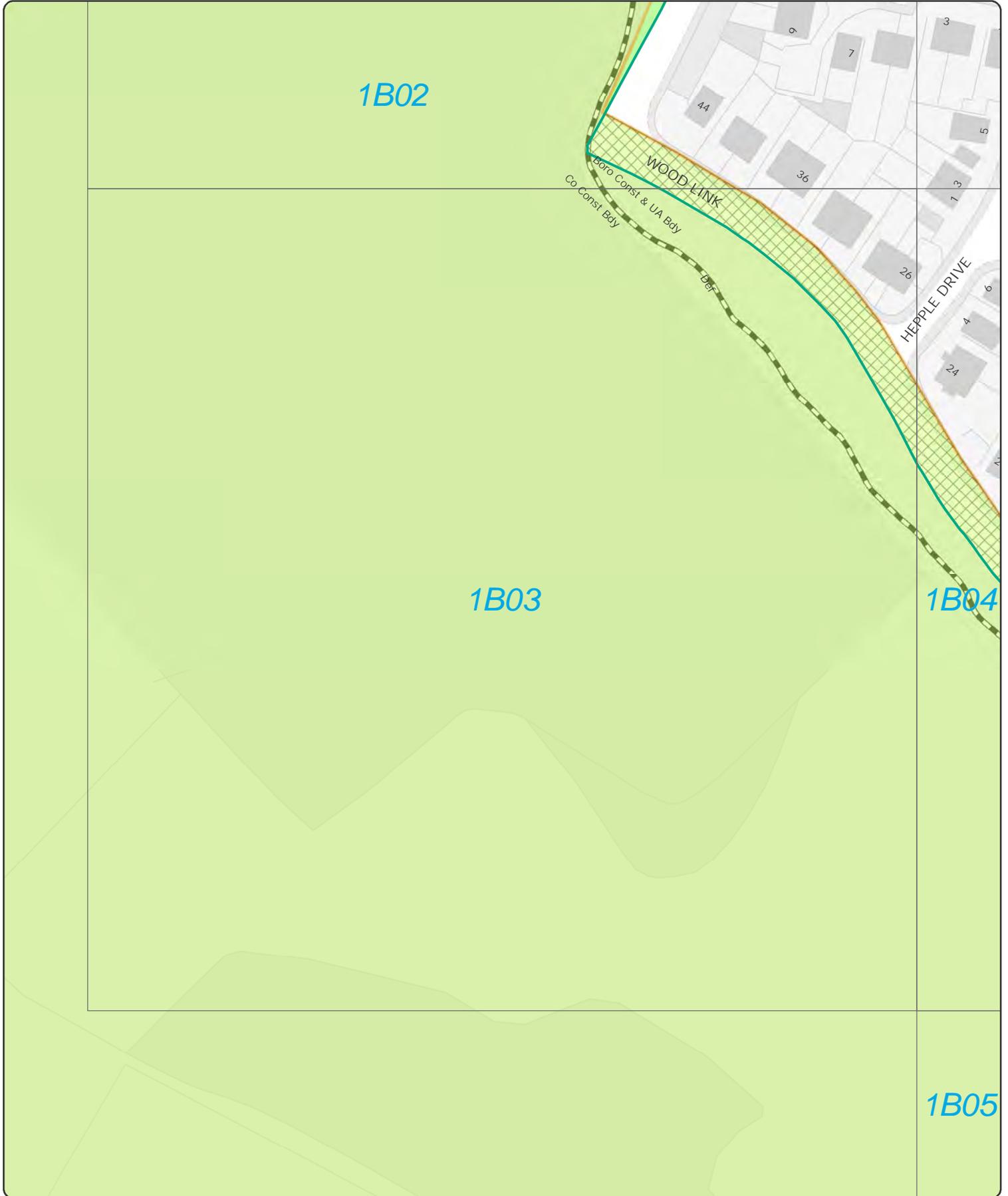




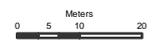
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key



- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary

1B04



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

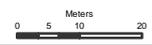


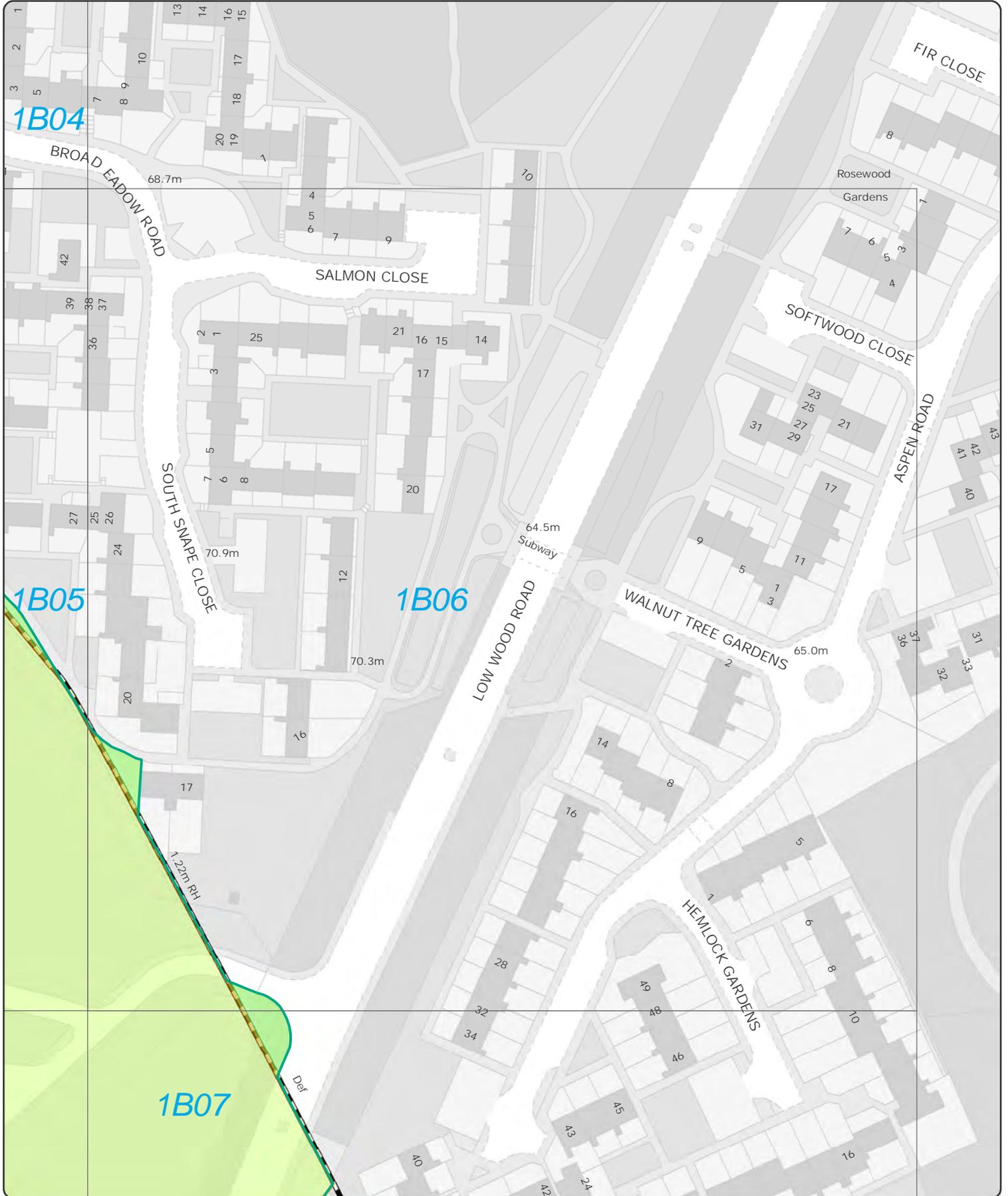
1B05



Key

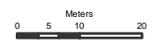
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

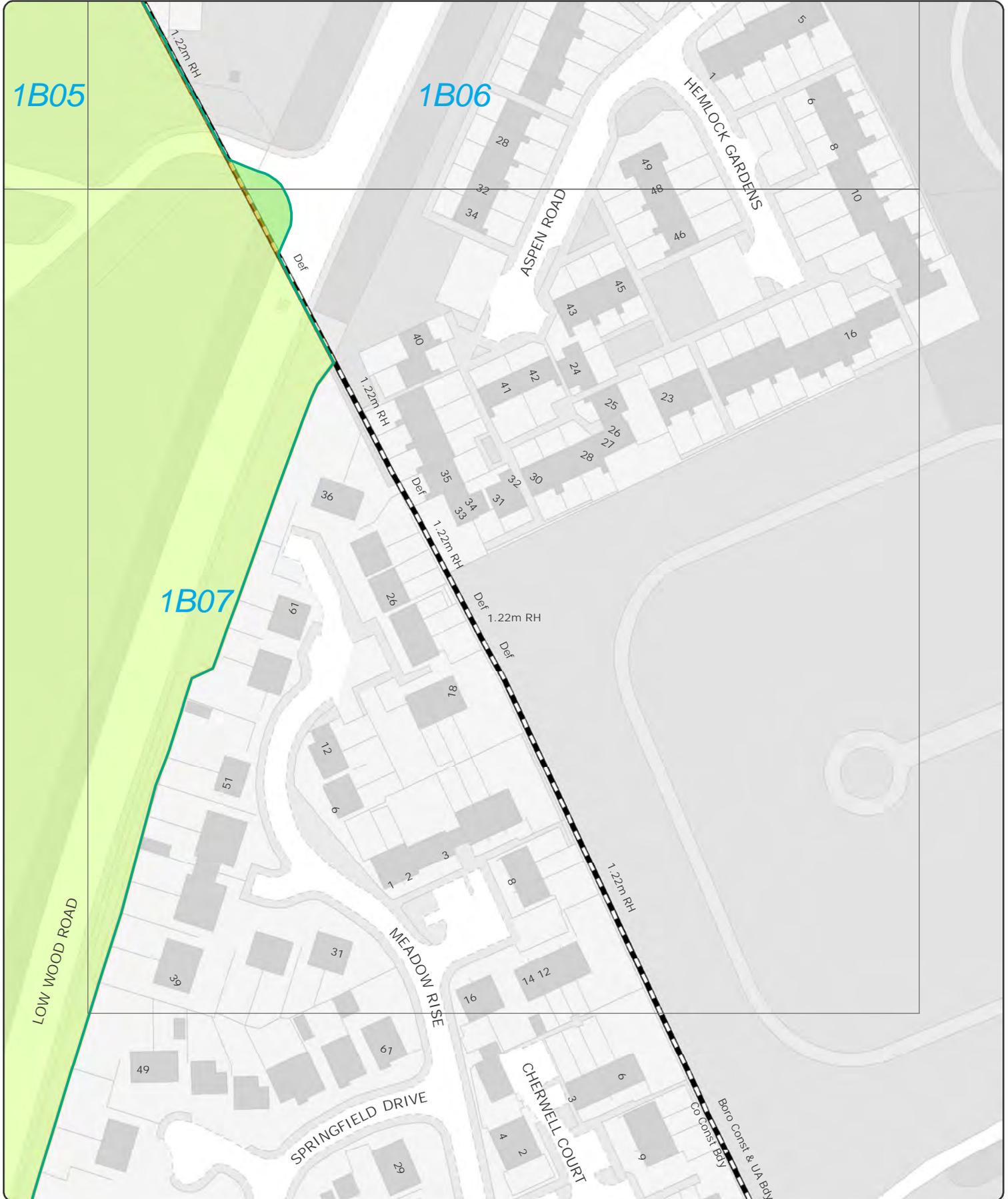




Key

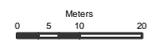
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



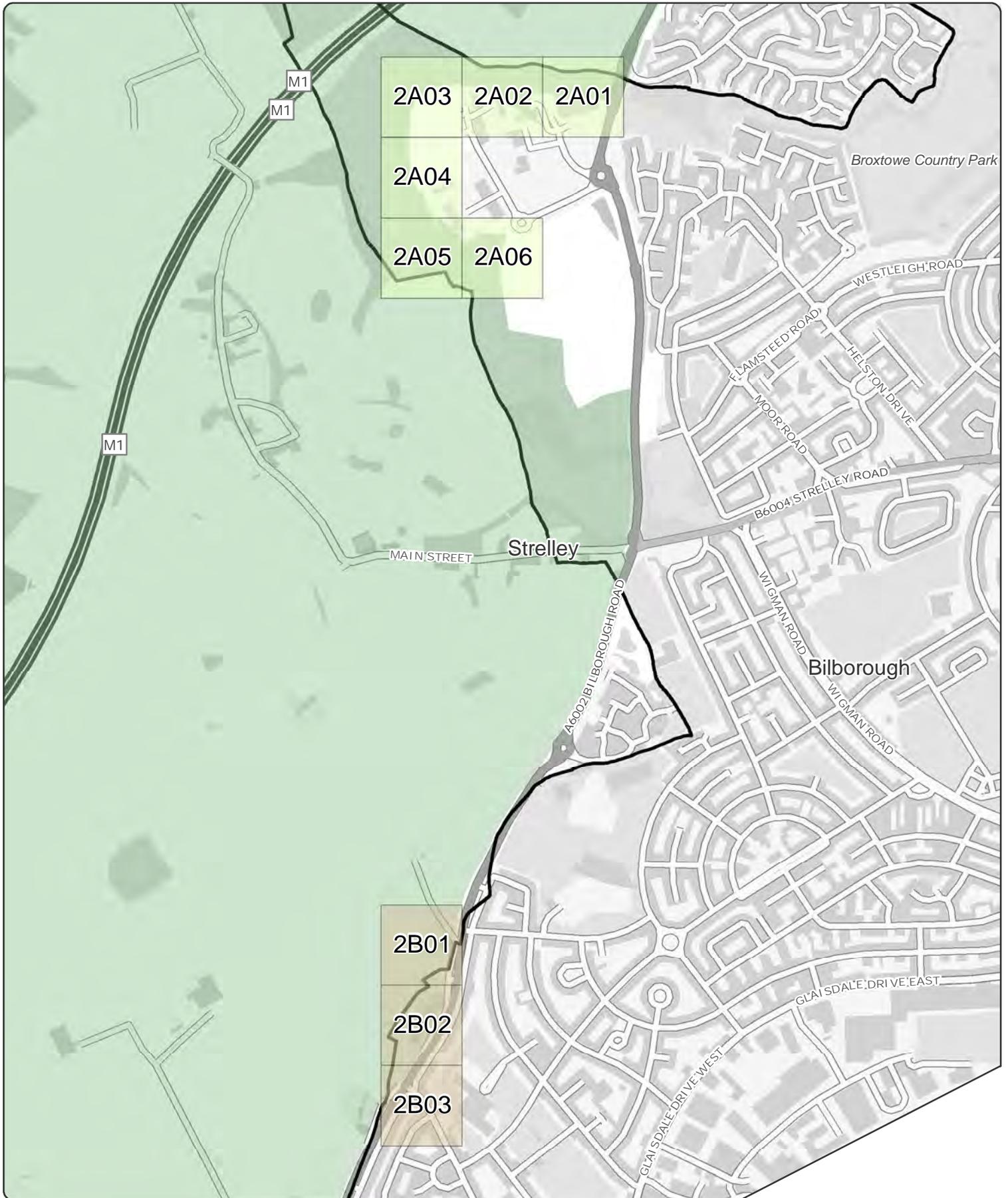


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Index Map - West - 2A & 2B



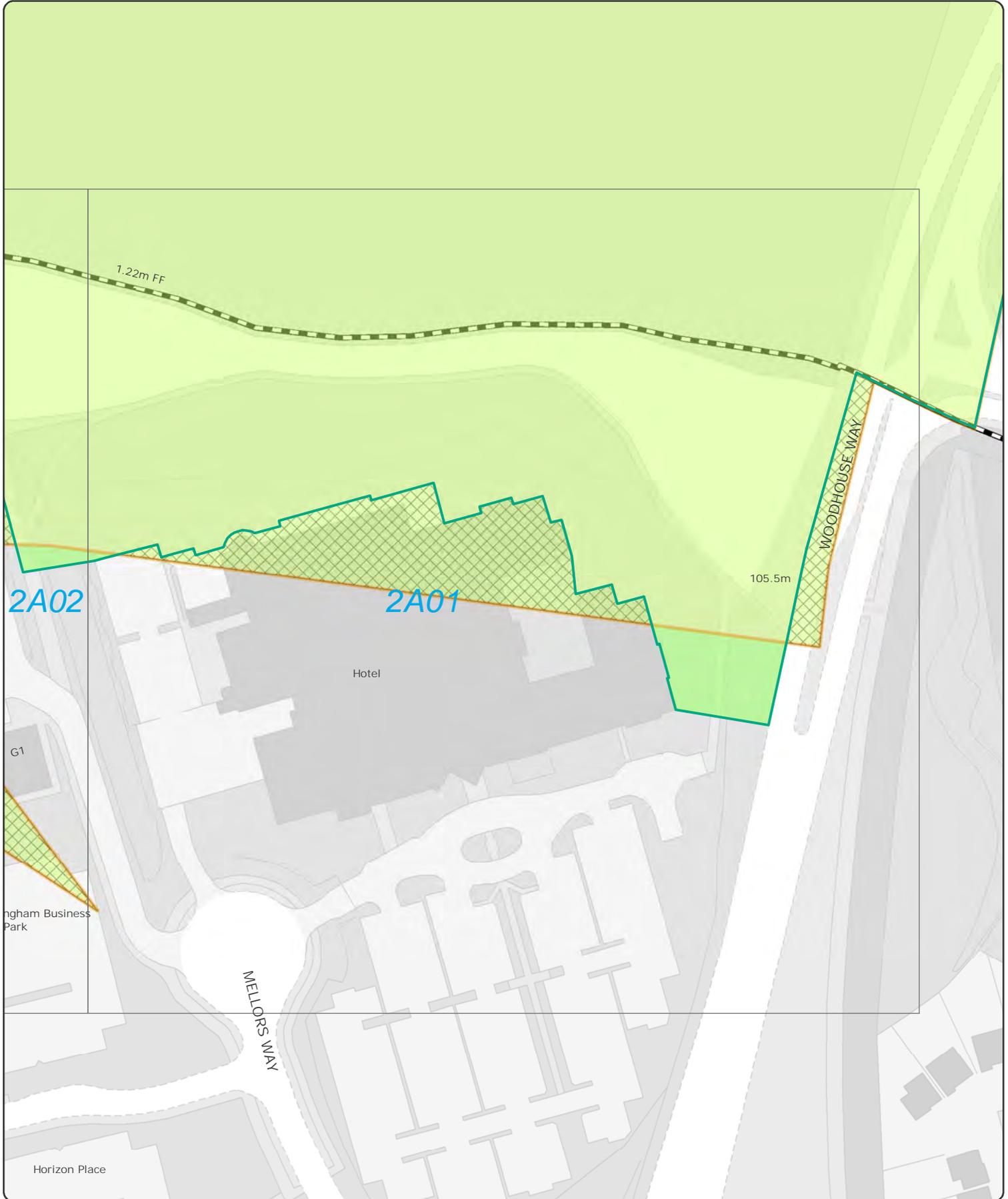
Key

- 2A (West)
- Greenbelt
- 2B (West)
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.

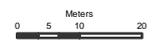


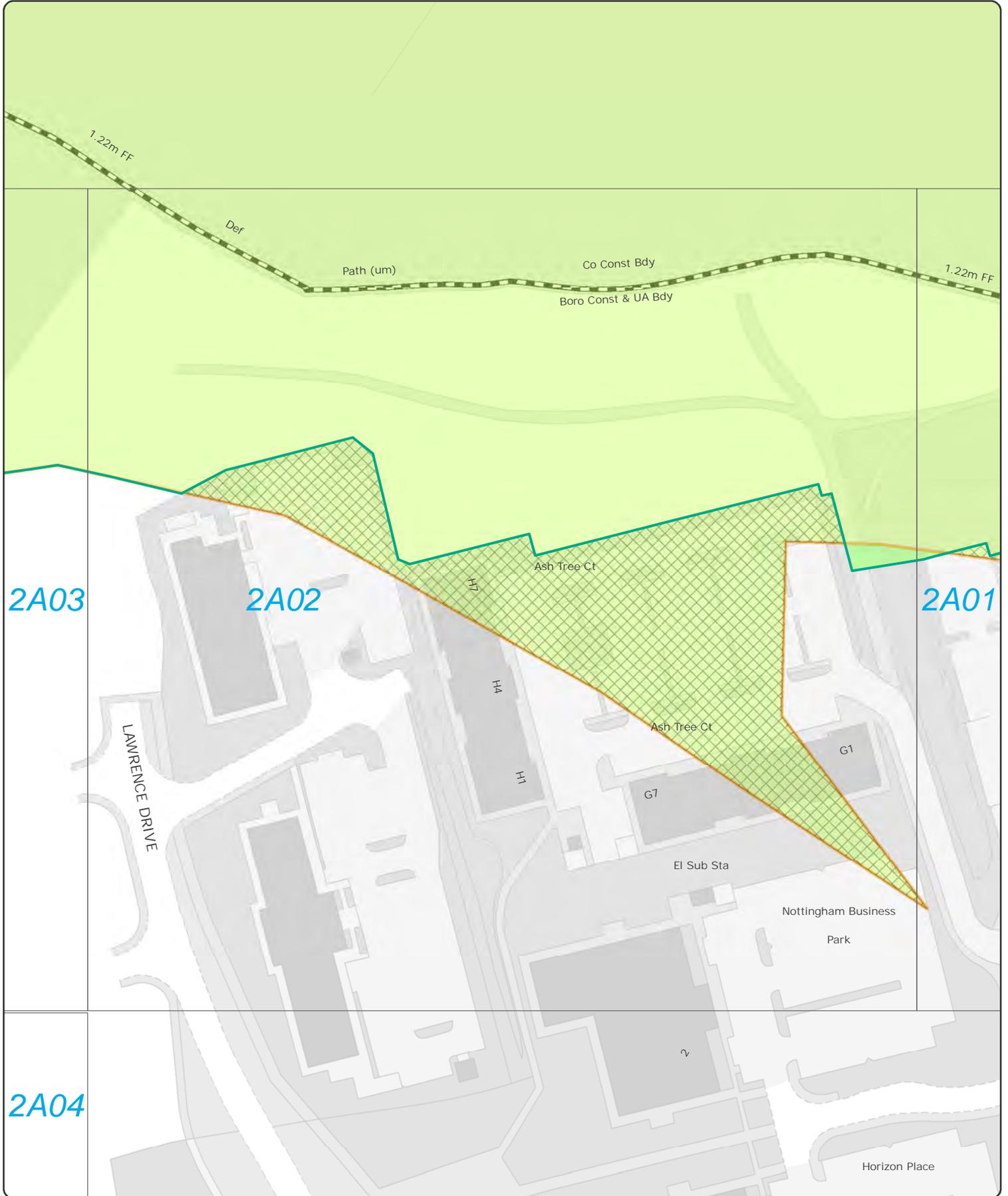
2A01



Key

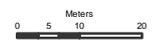
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

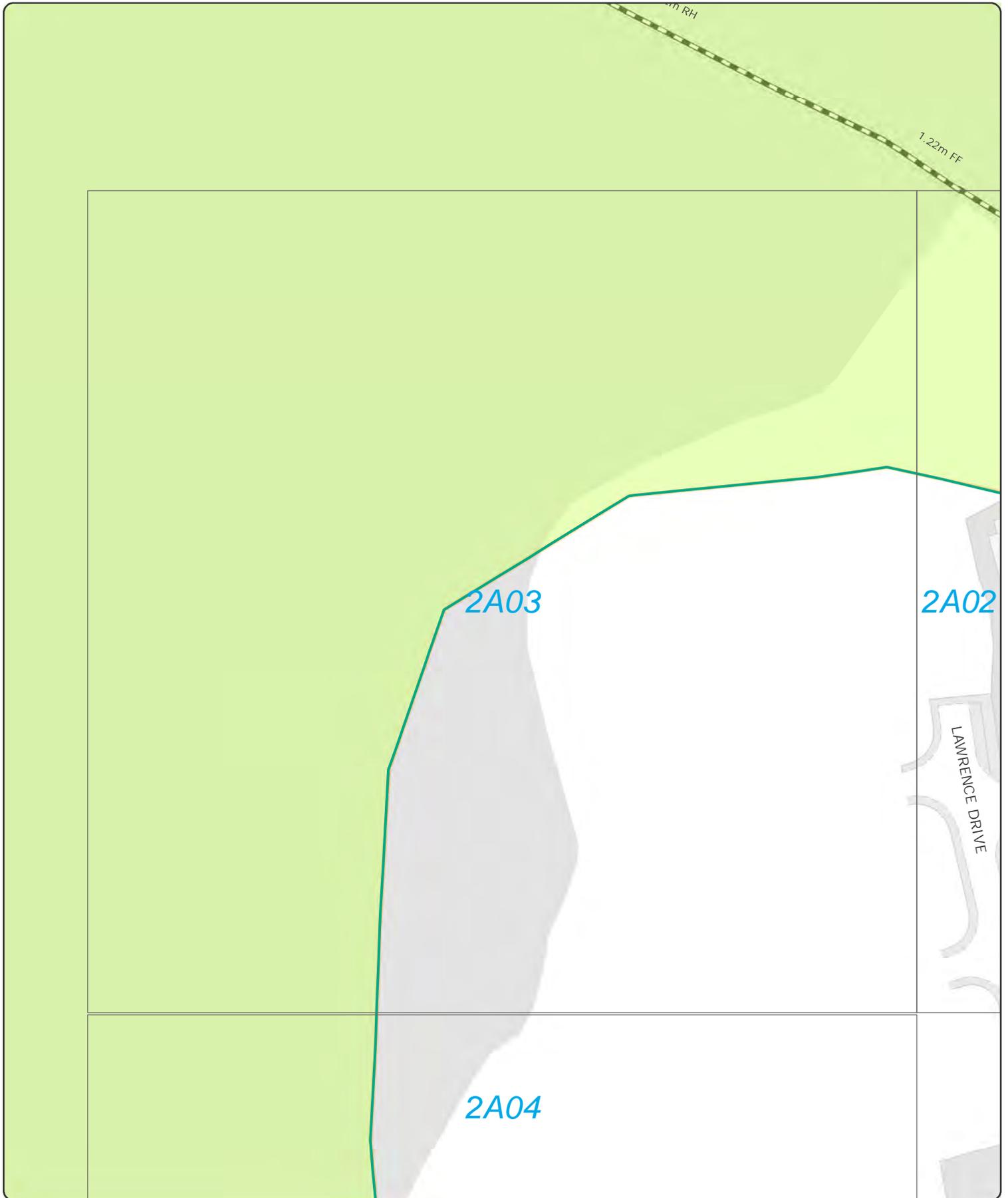




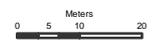
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

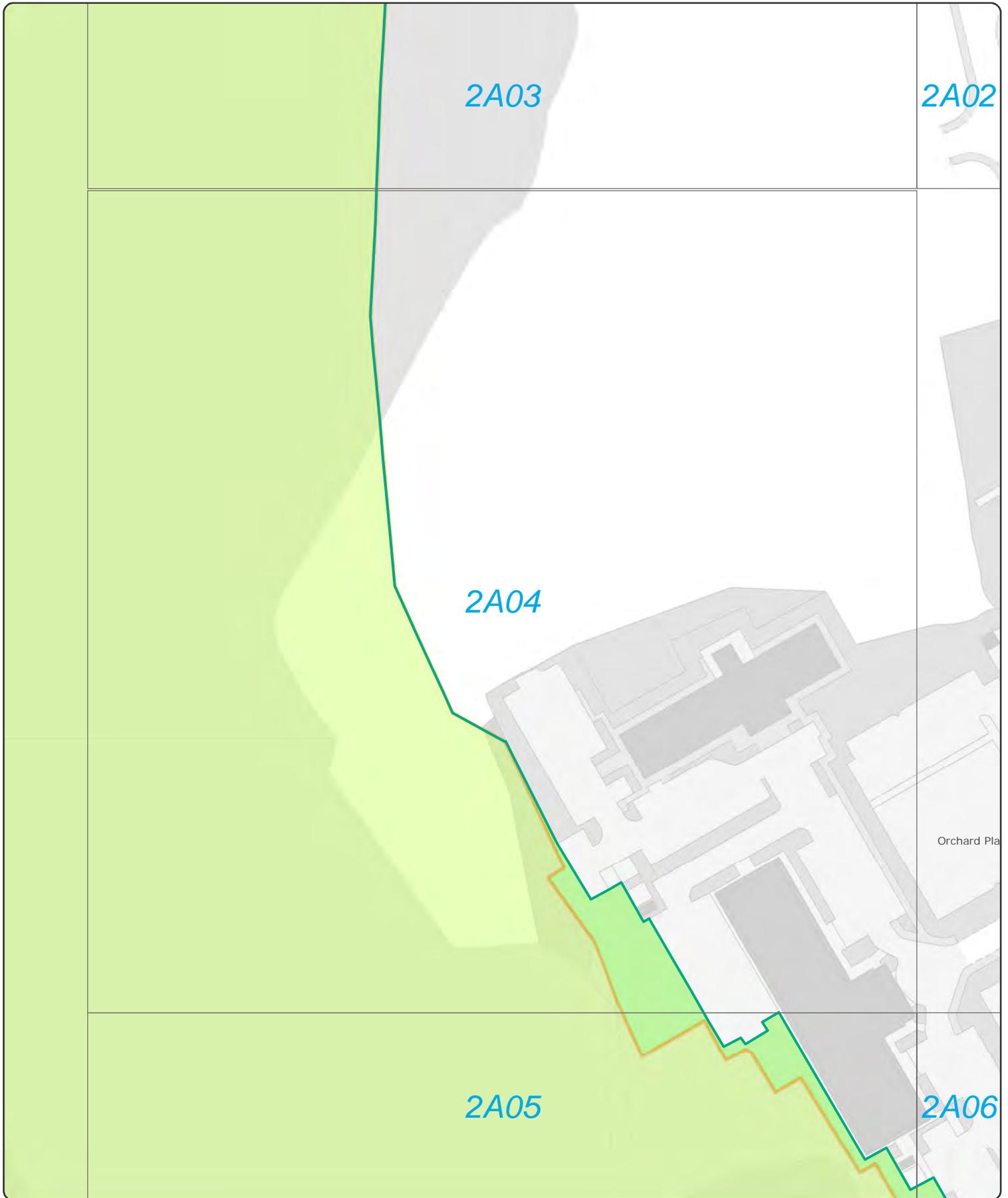




Key

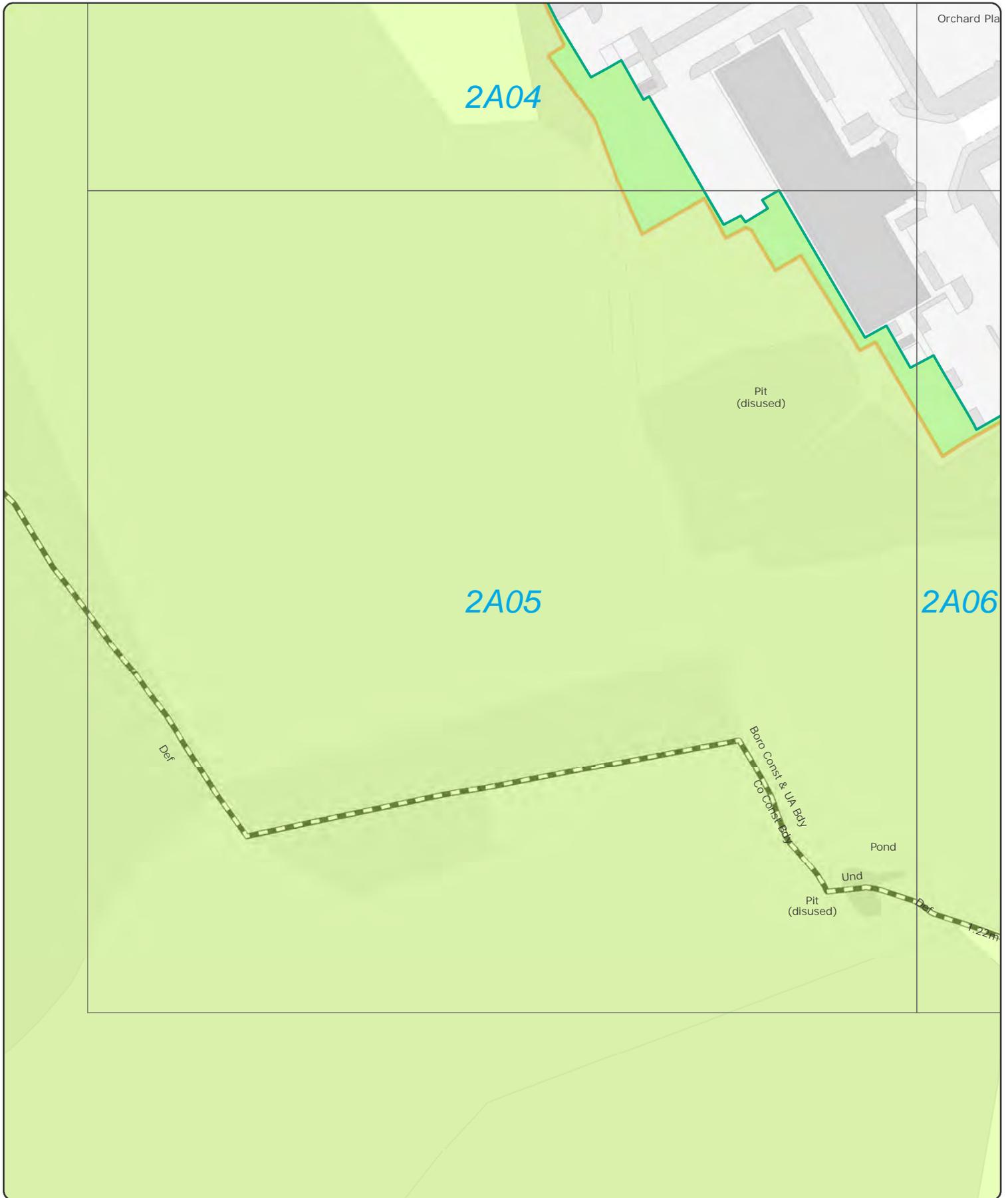


-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt



Key

-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt

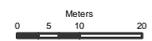


Key

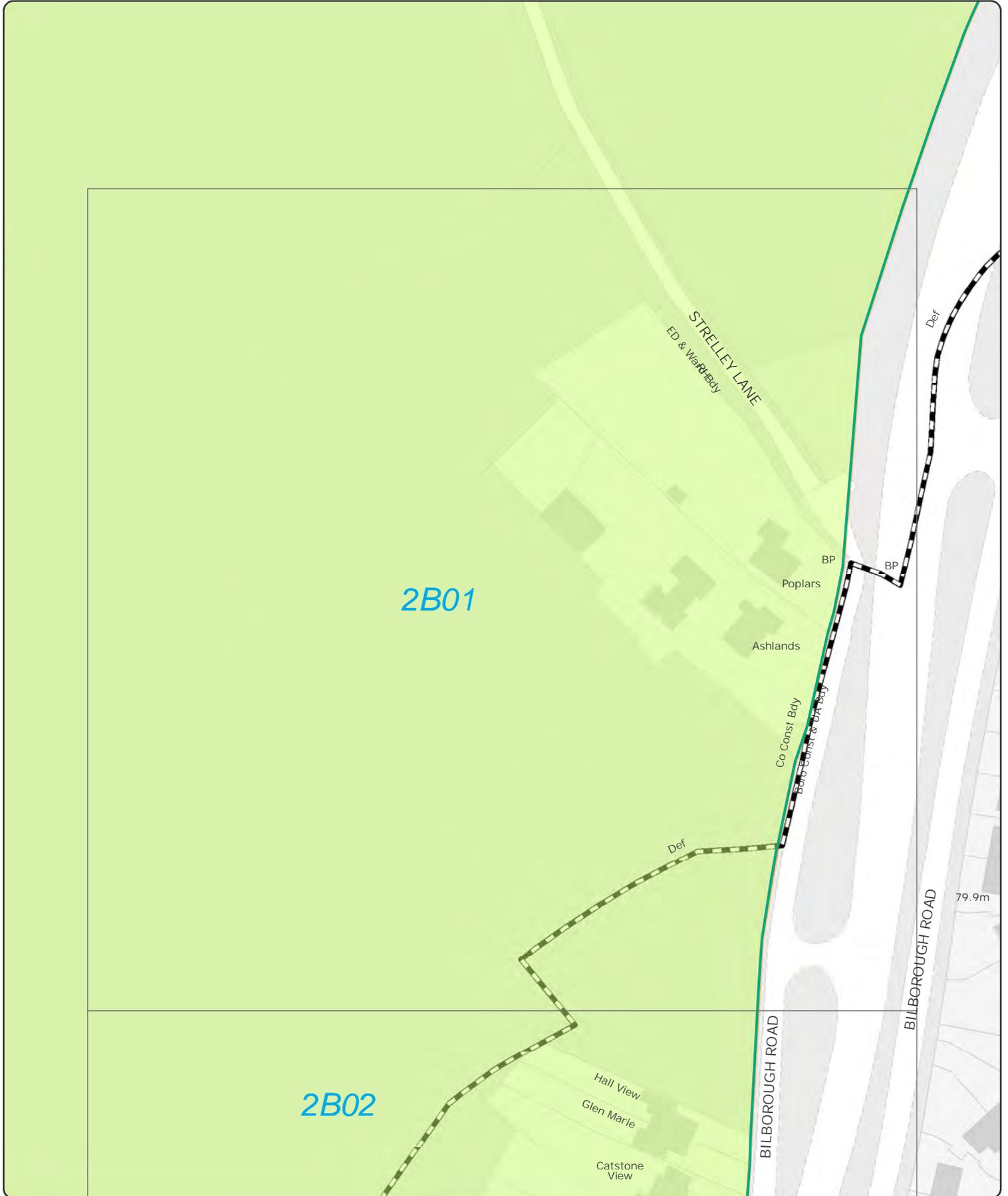
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt
- City Boundary



Key



- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary



Key

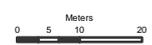
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

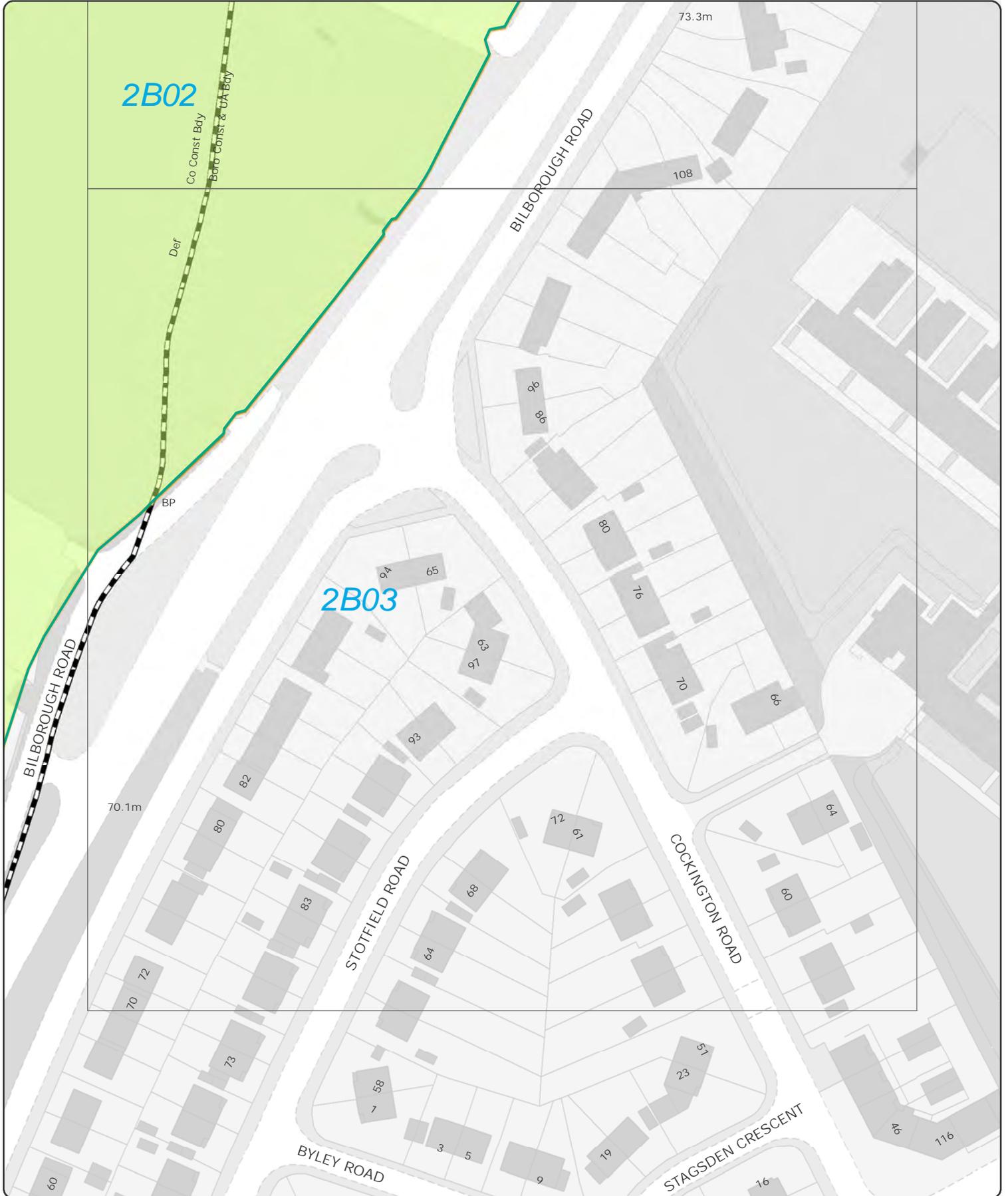




Key

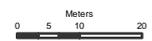
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



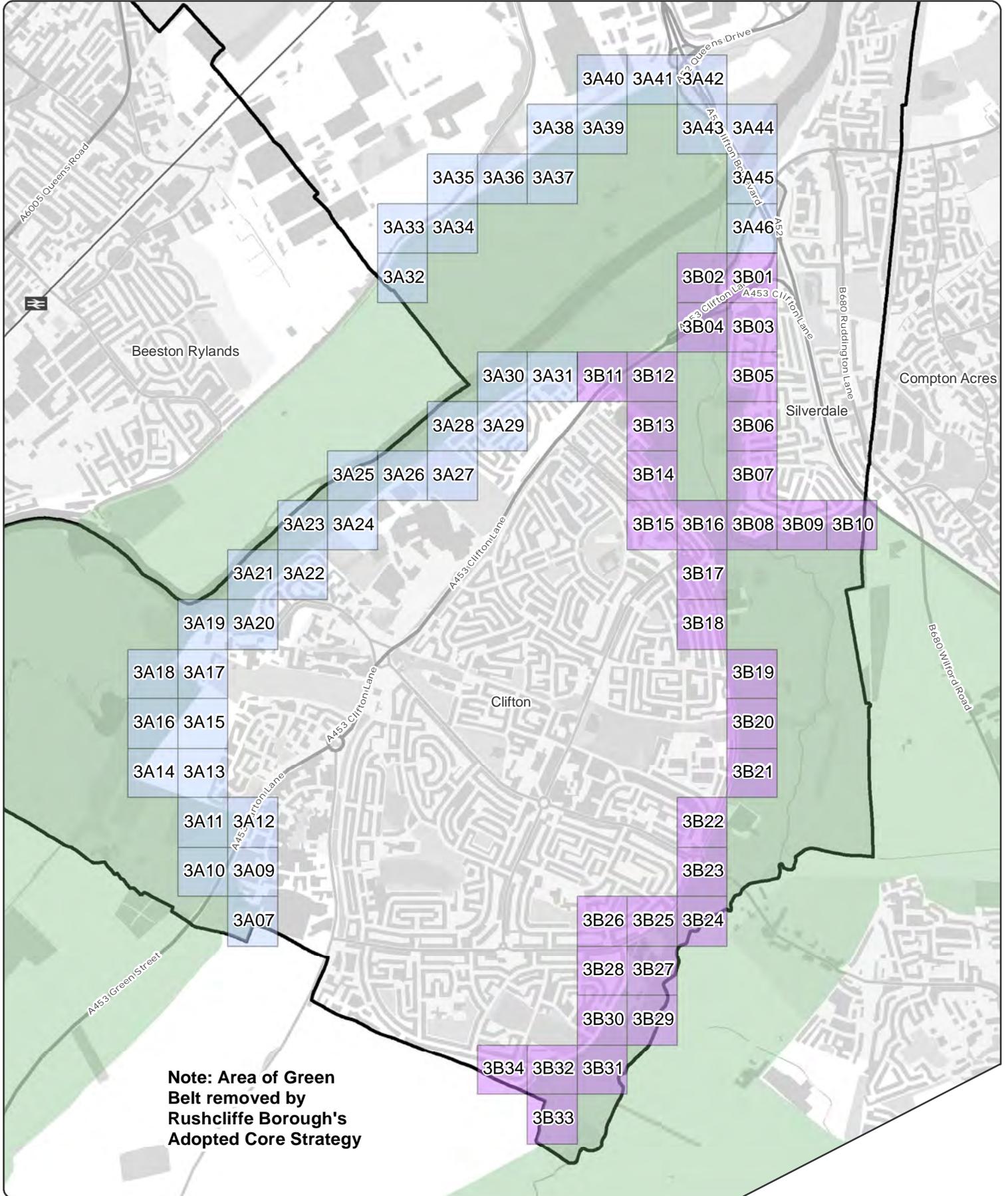


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Index Map - South - 3A & 3B

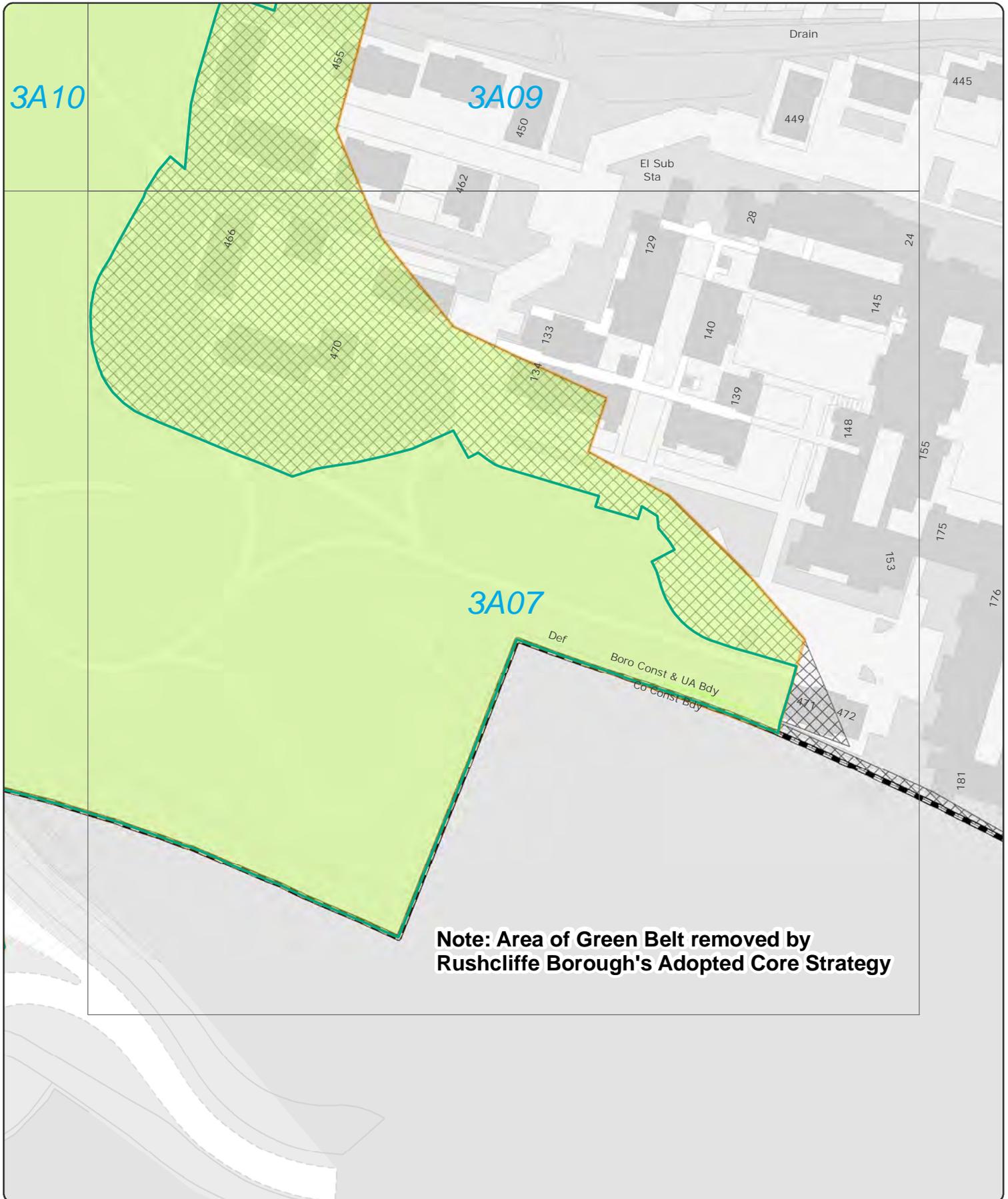


Key

- 3A (South)
- Greenbelt
- 3B (South)
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.

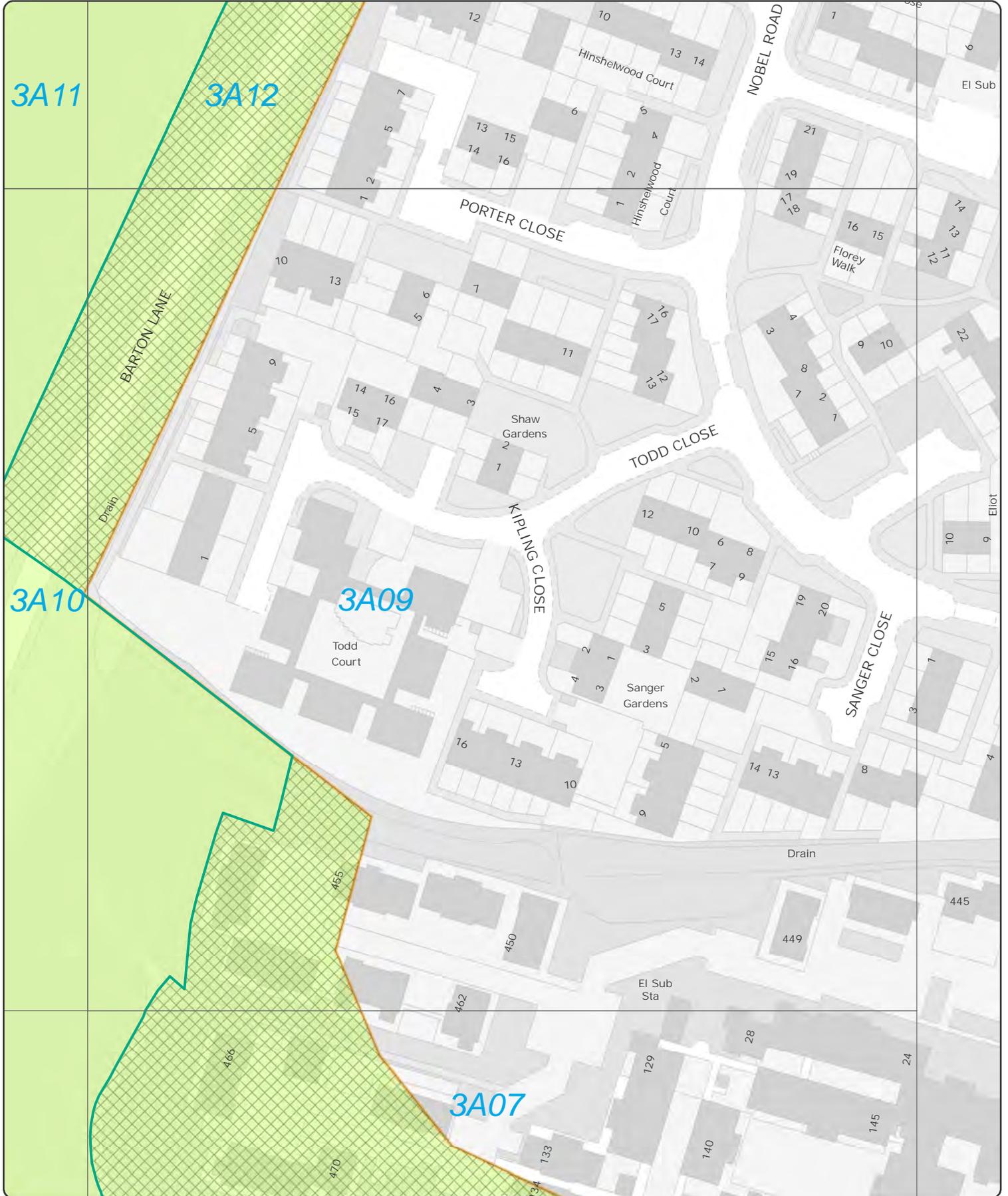




Key

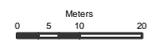
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



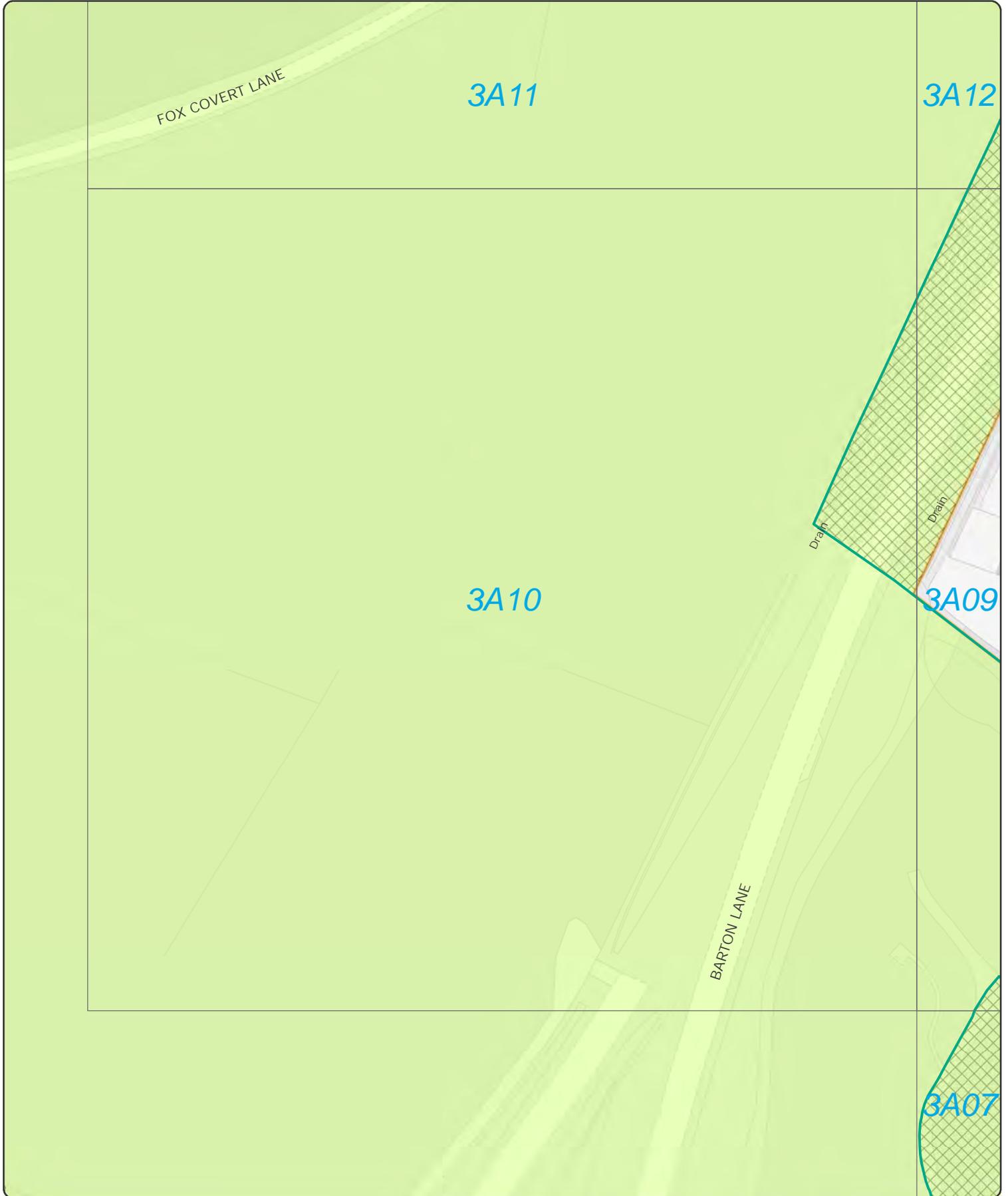


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

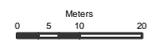


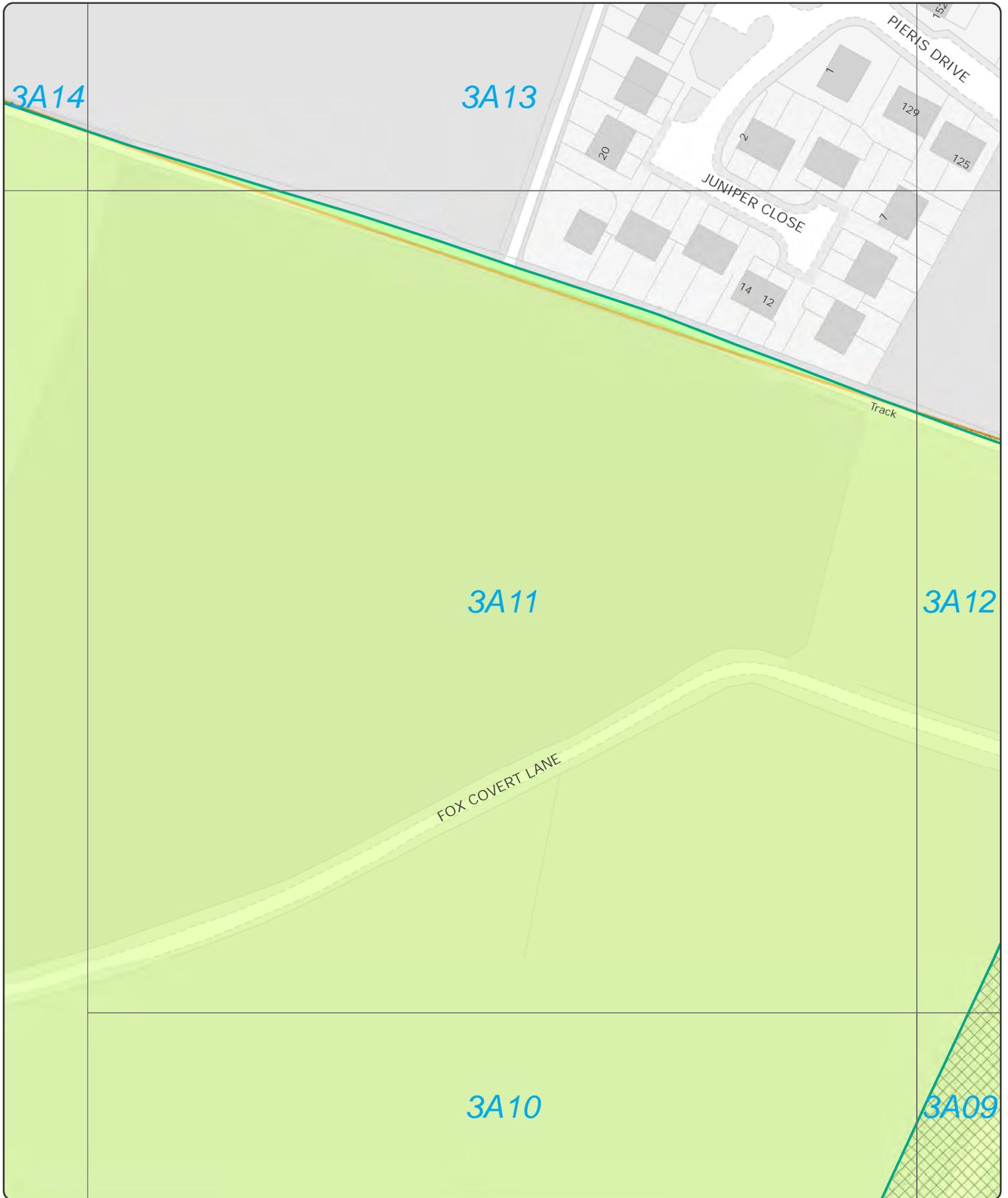
3A10



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

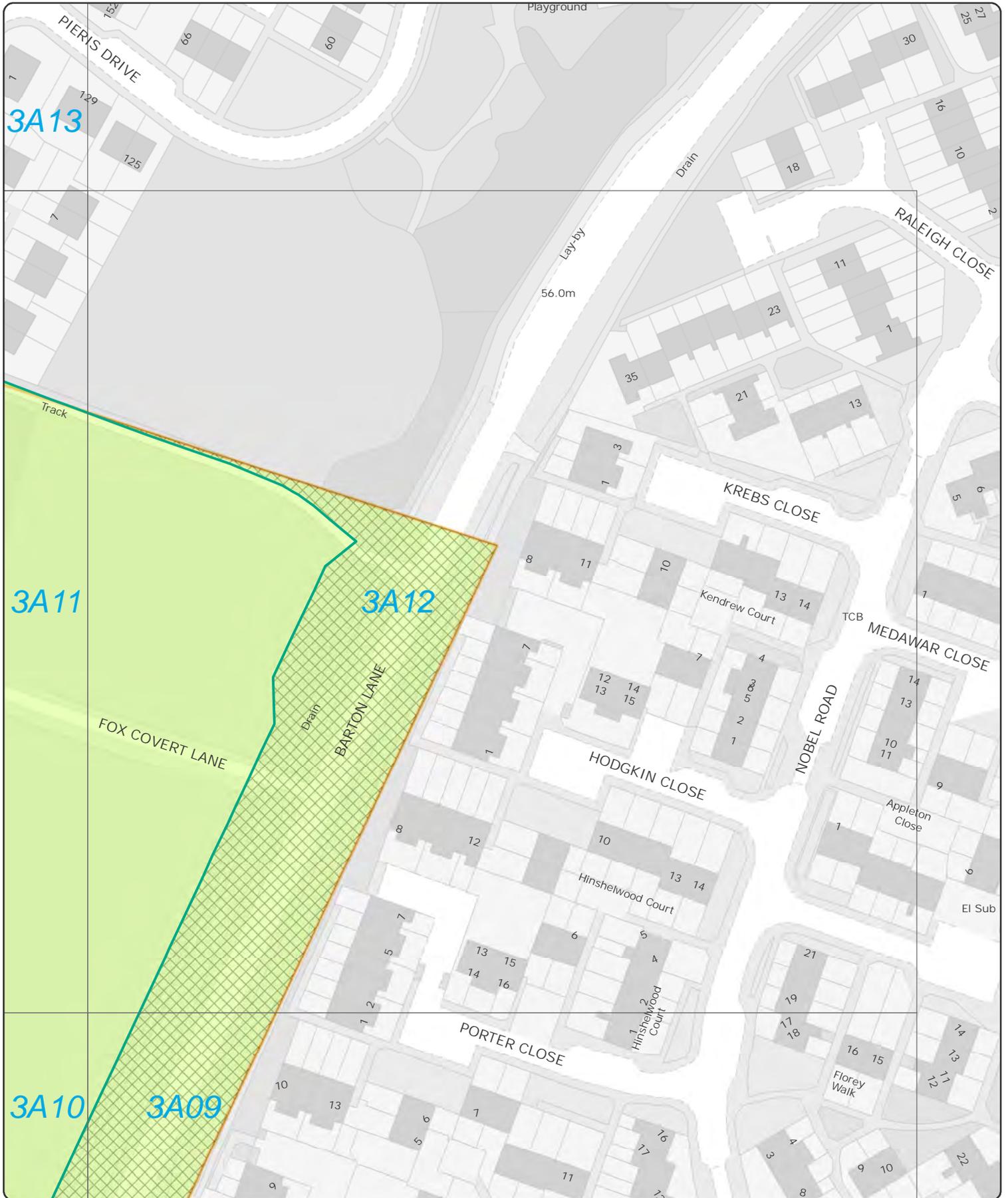




Key

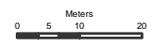
- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary

3A12

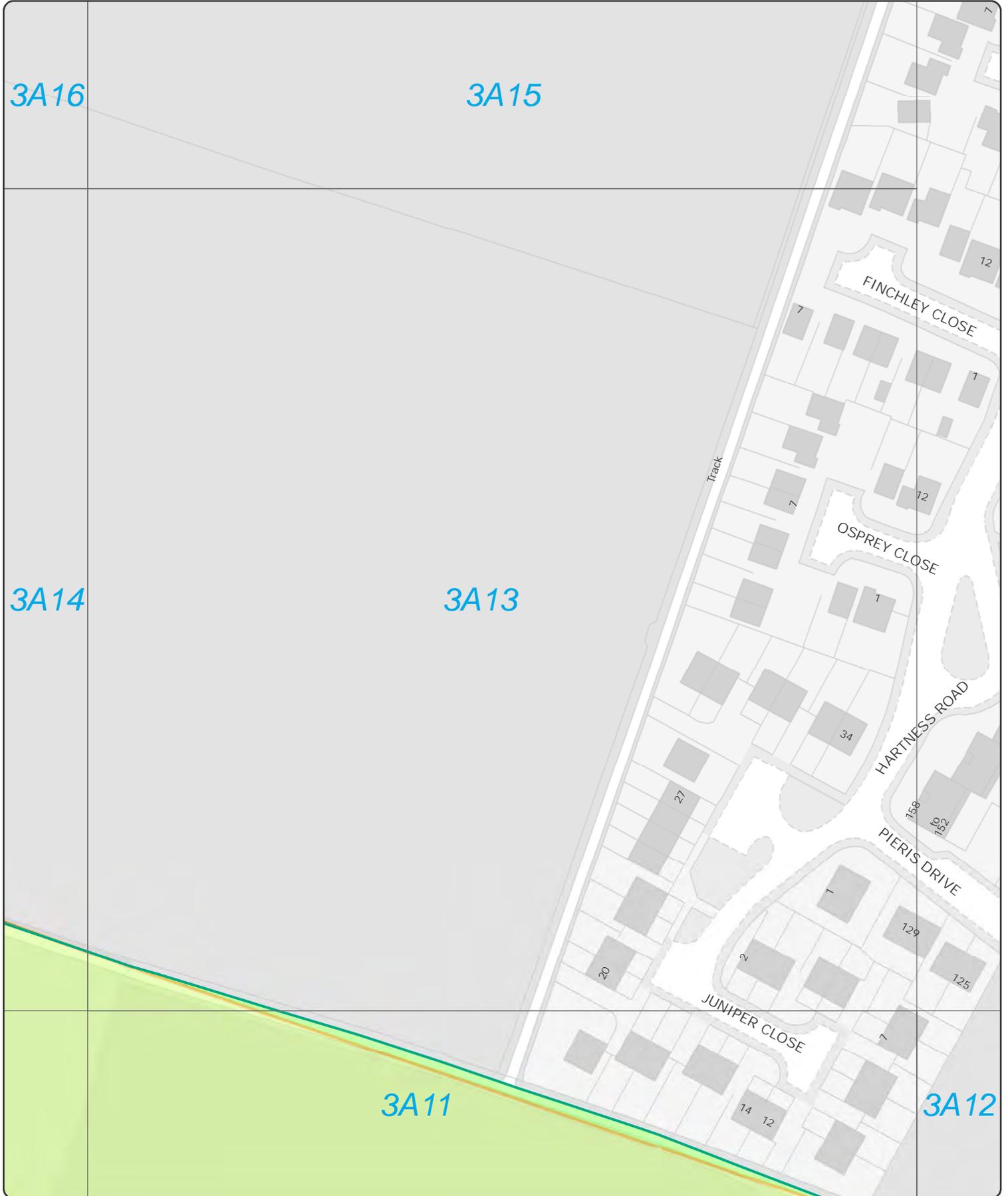


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

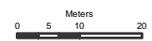


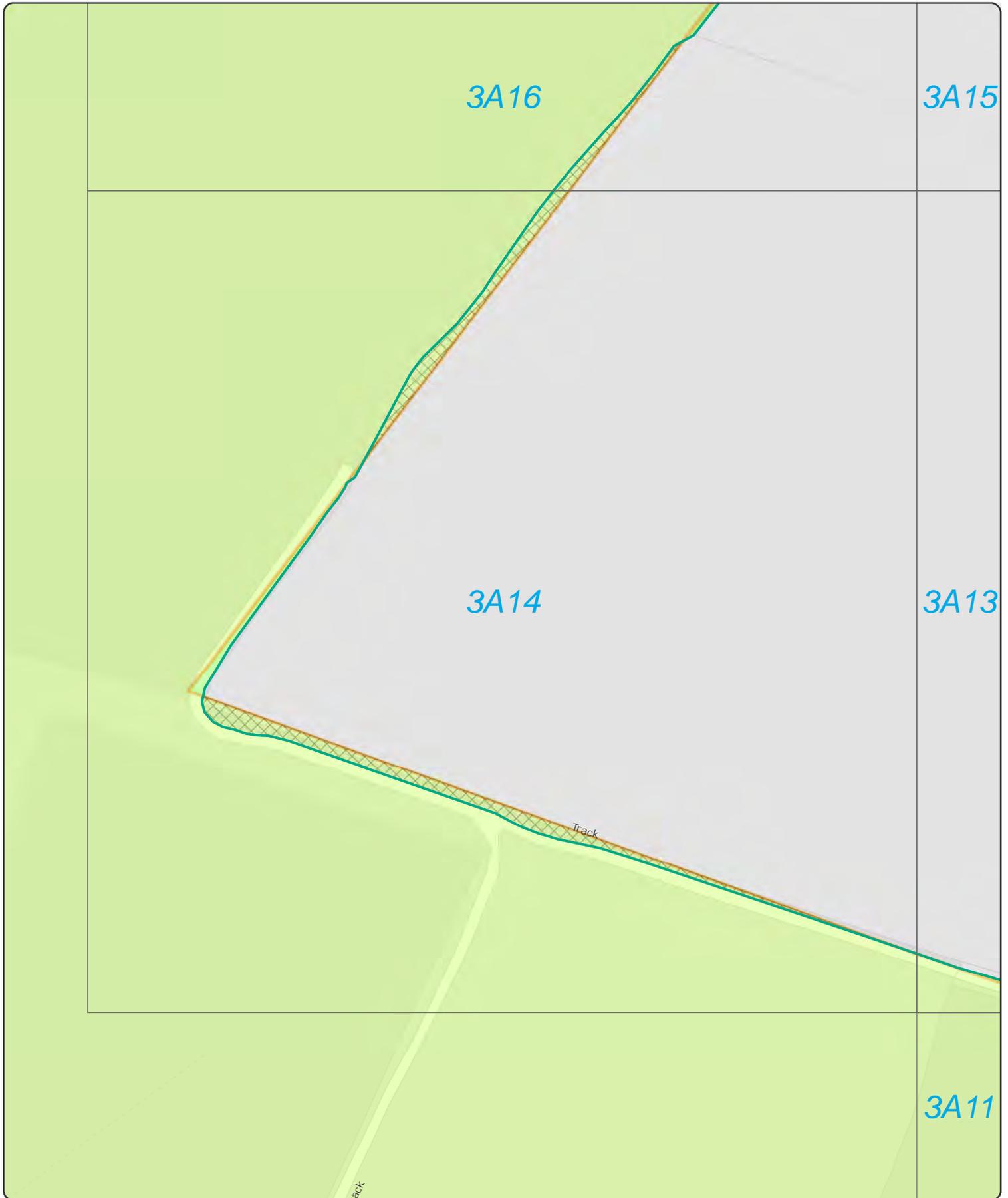
3A13



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

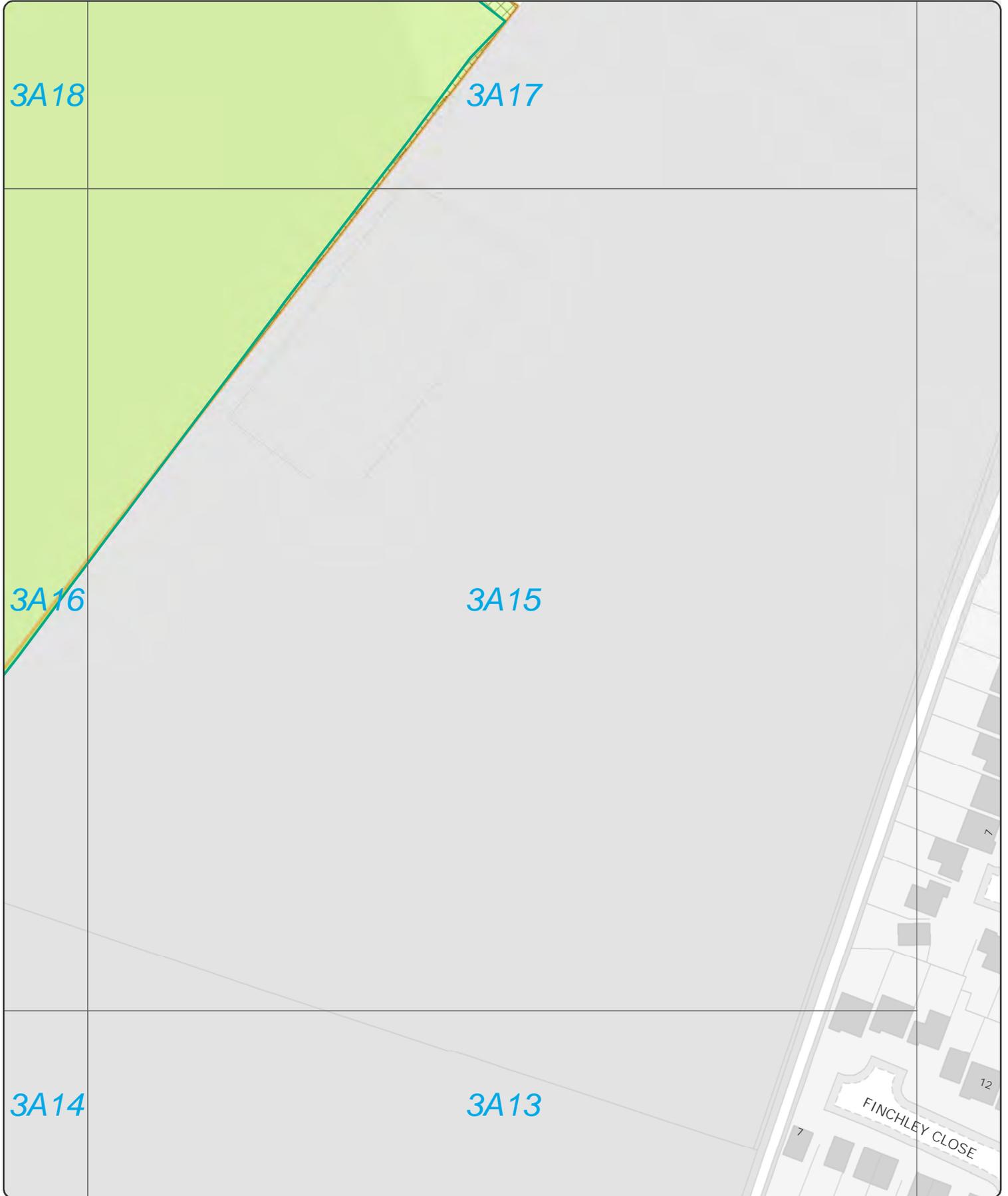




Key

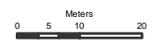
- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary

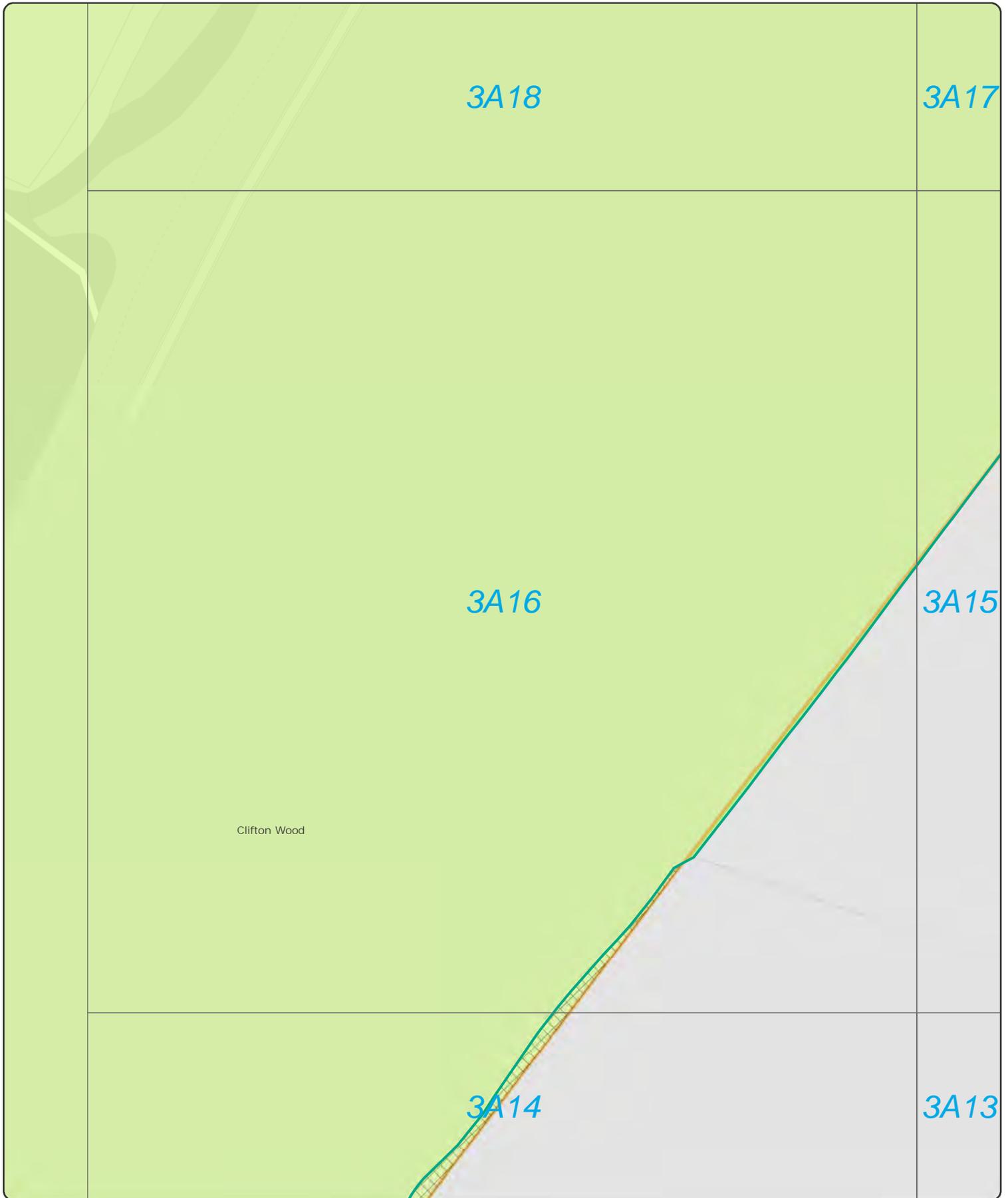
3A15



Key

-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt





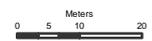
Key

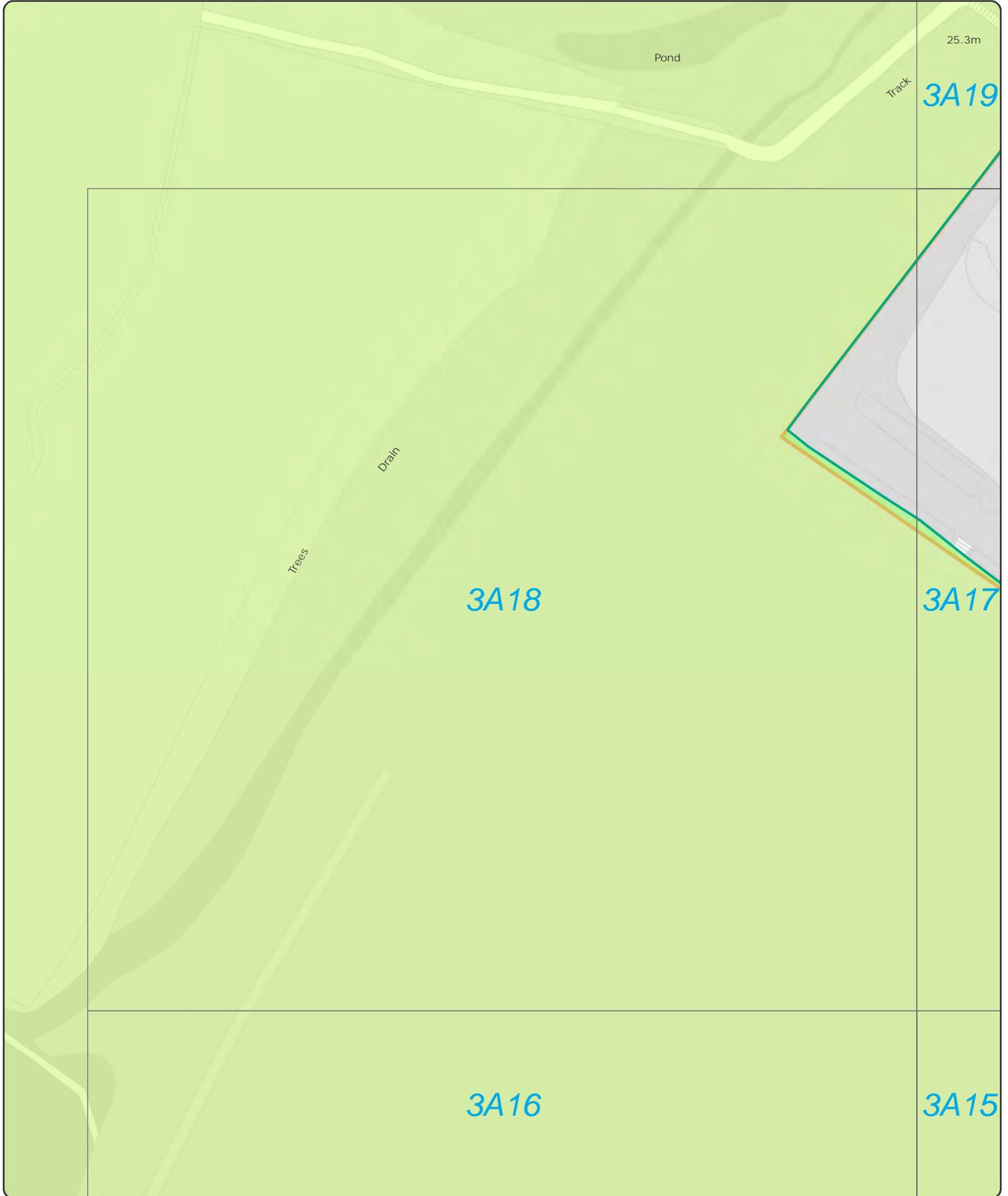
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

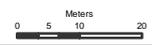
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

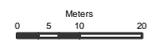
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

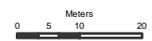
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

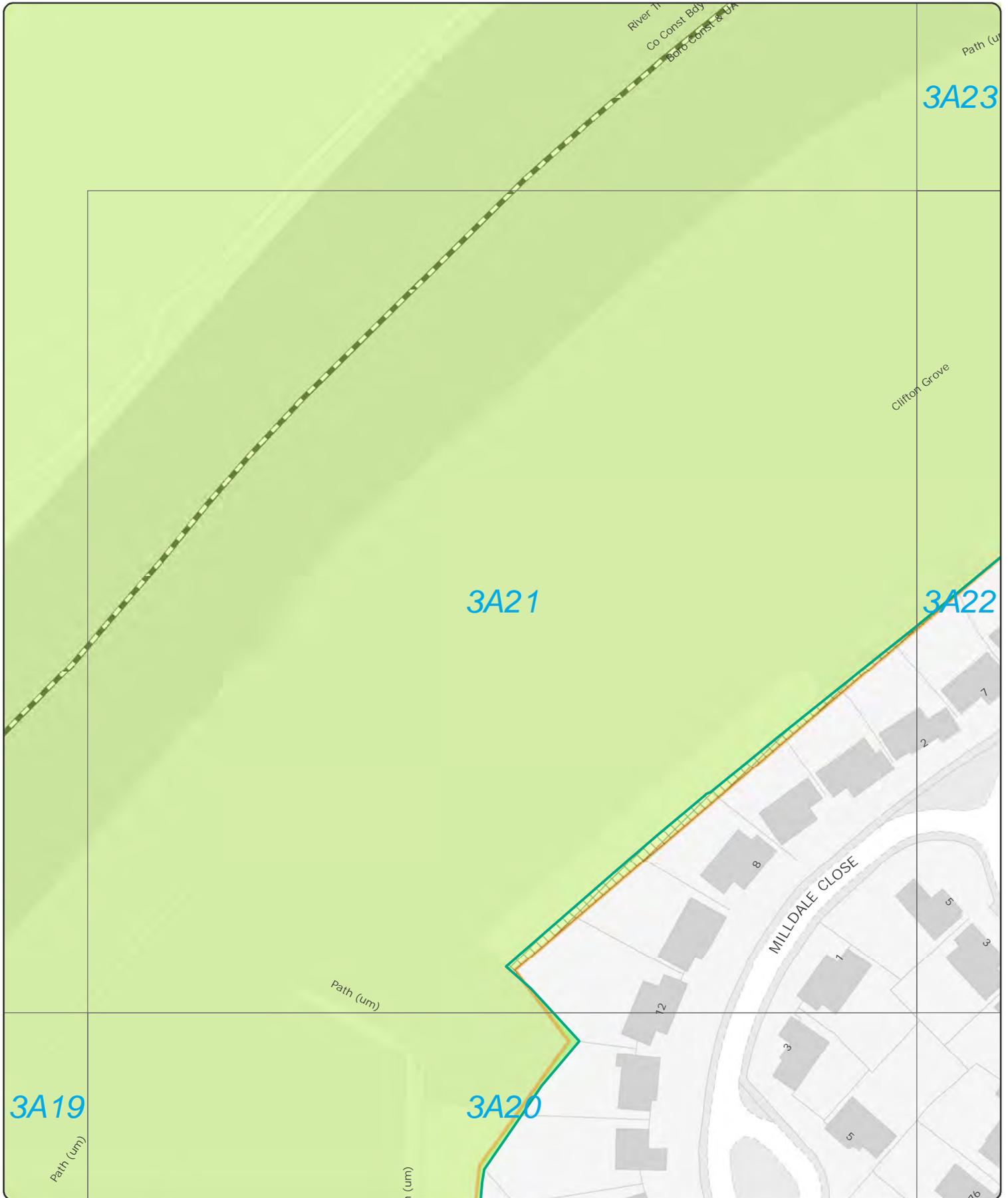




Key

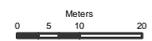
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

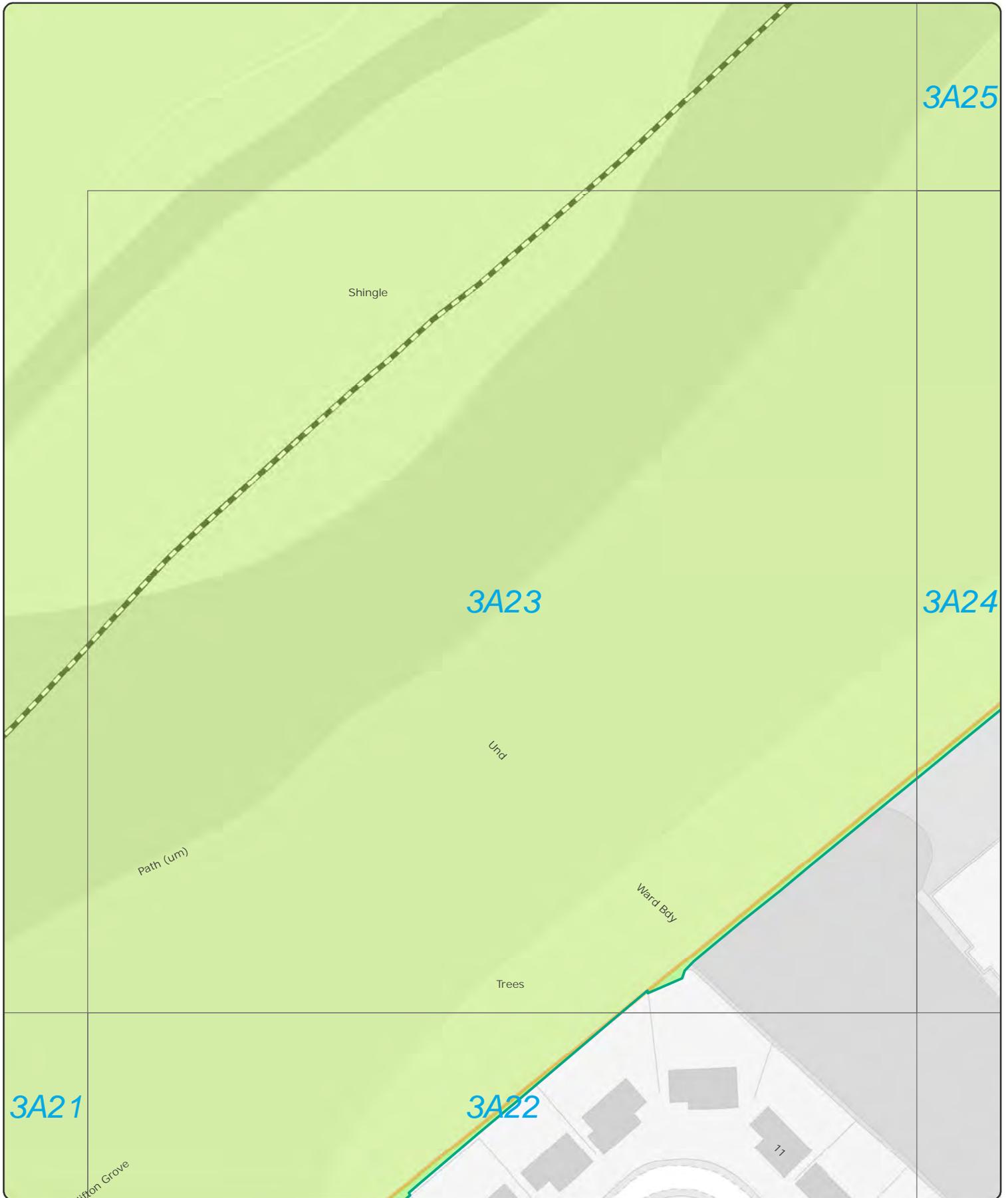




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

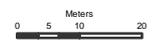
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

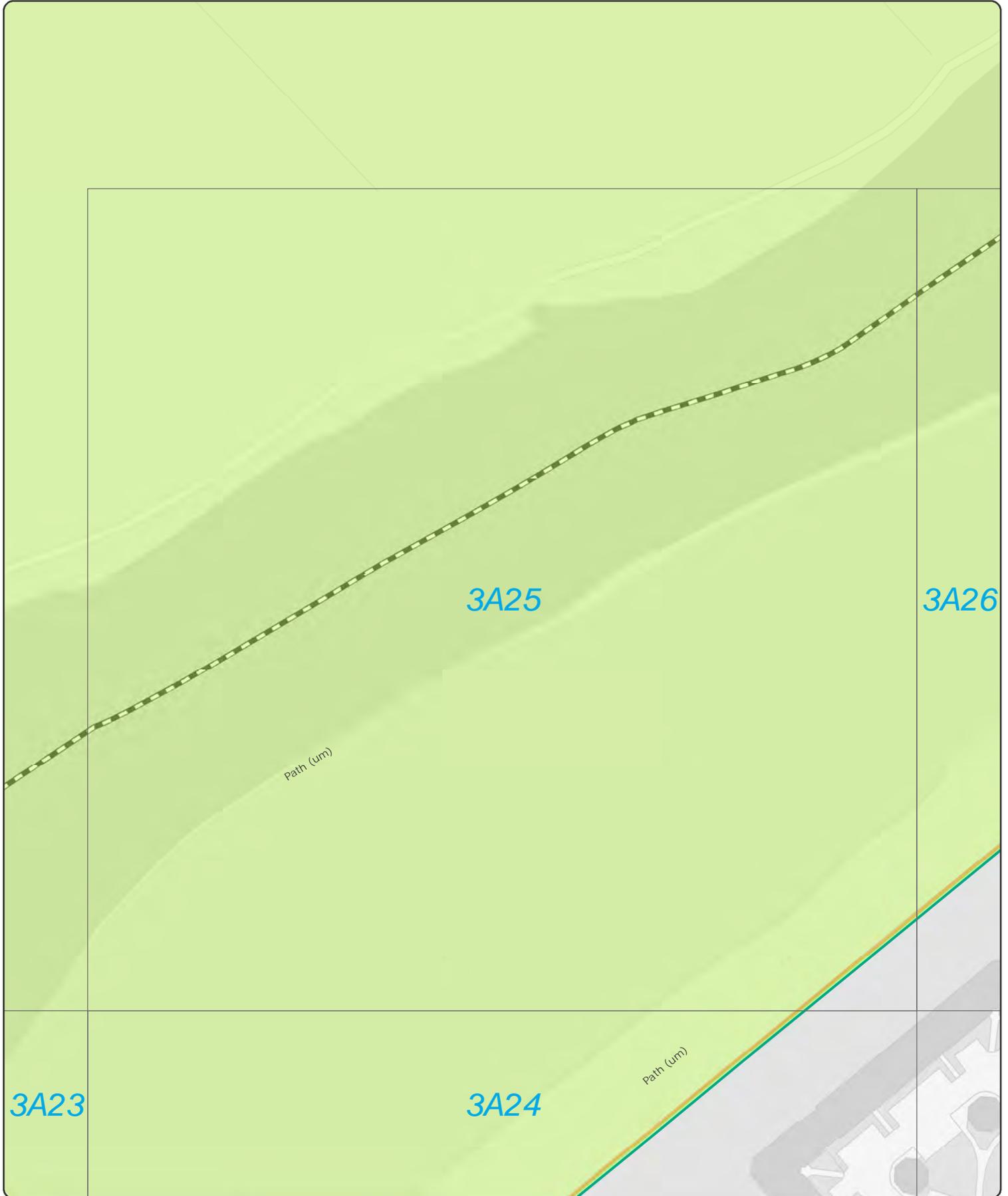




Key

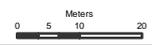
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt
- City Boundary

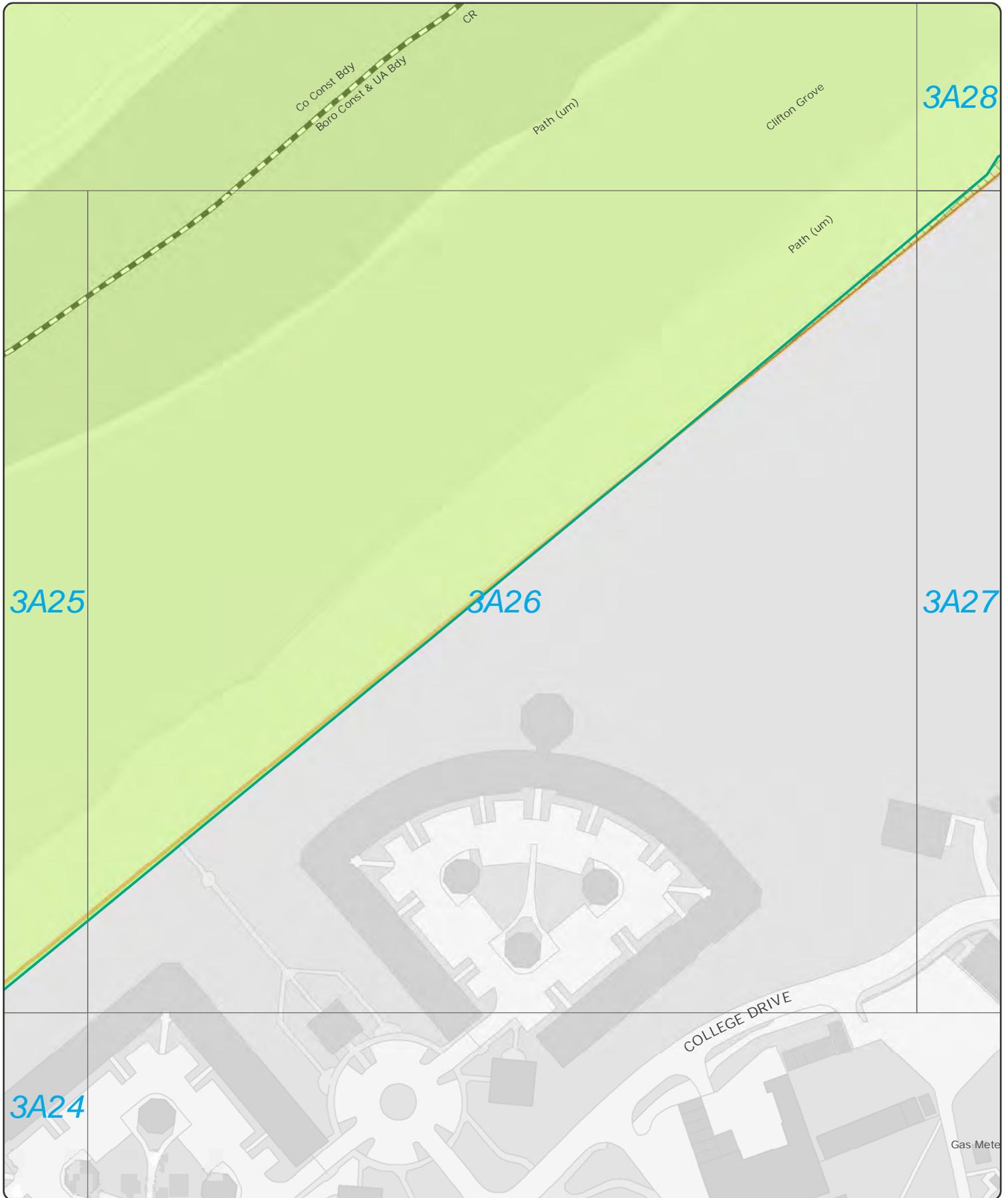




Key

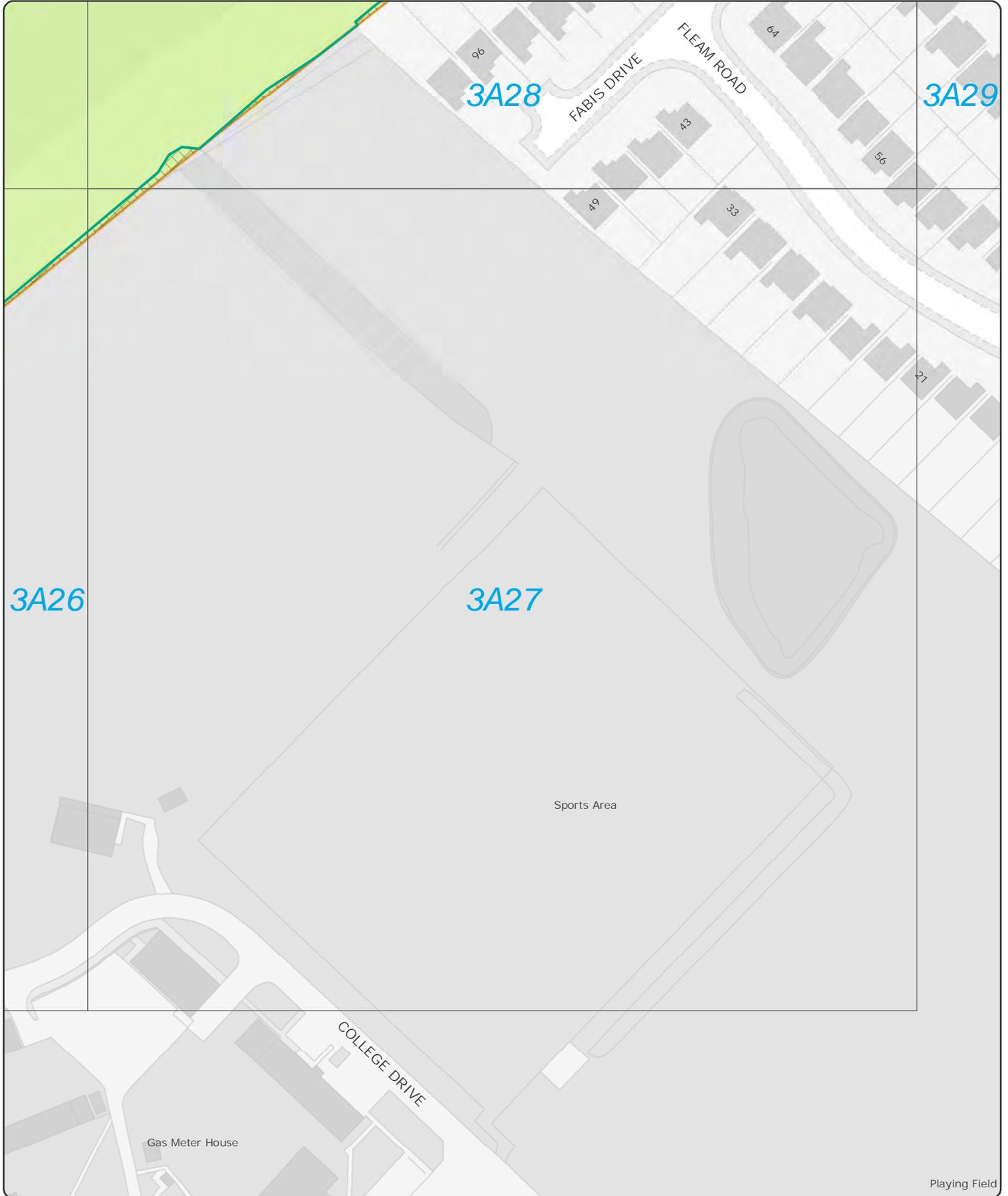
- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary





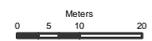
Key

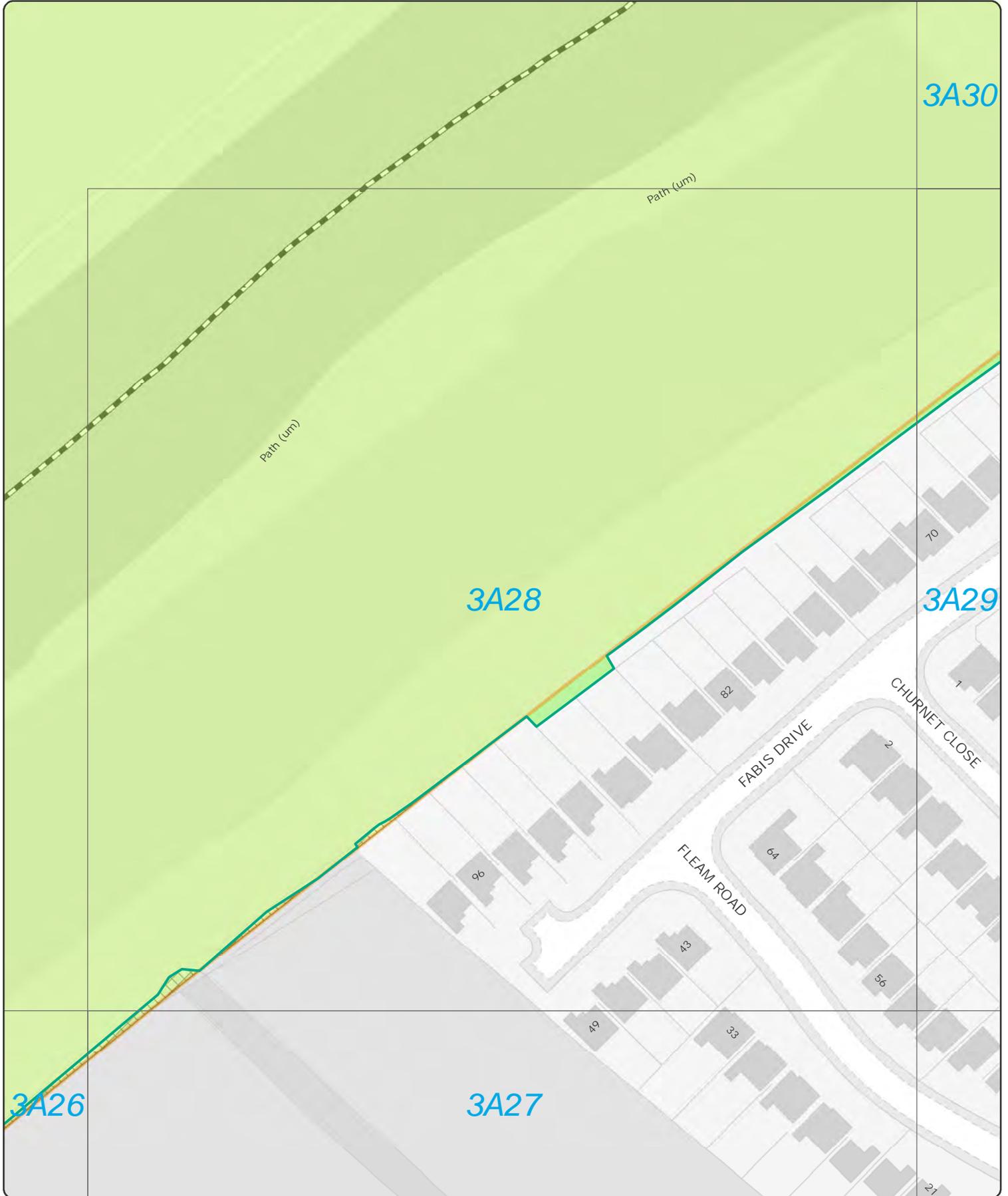
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

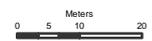
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

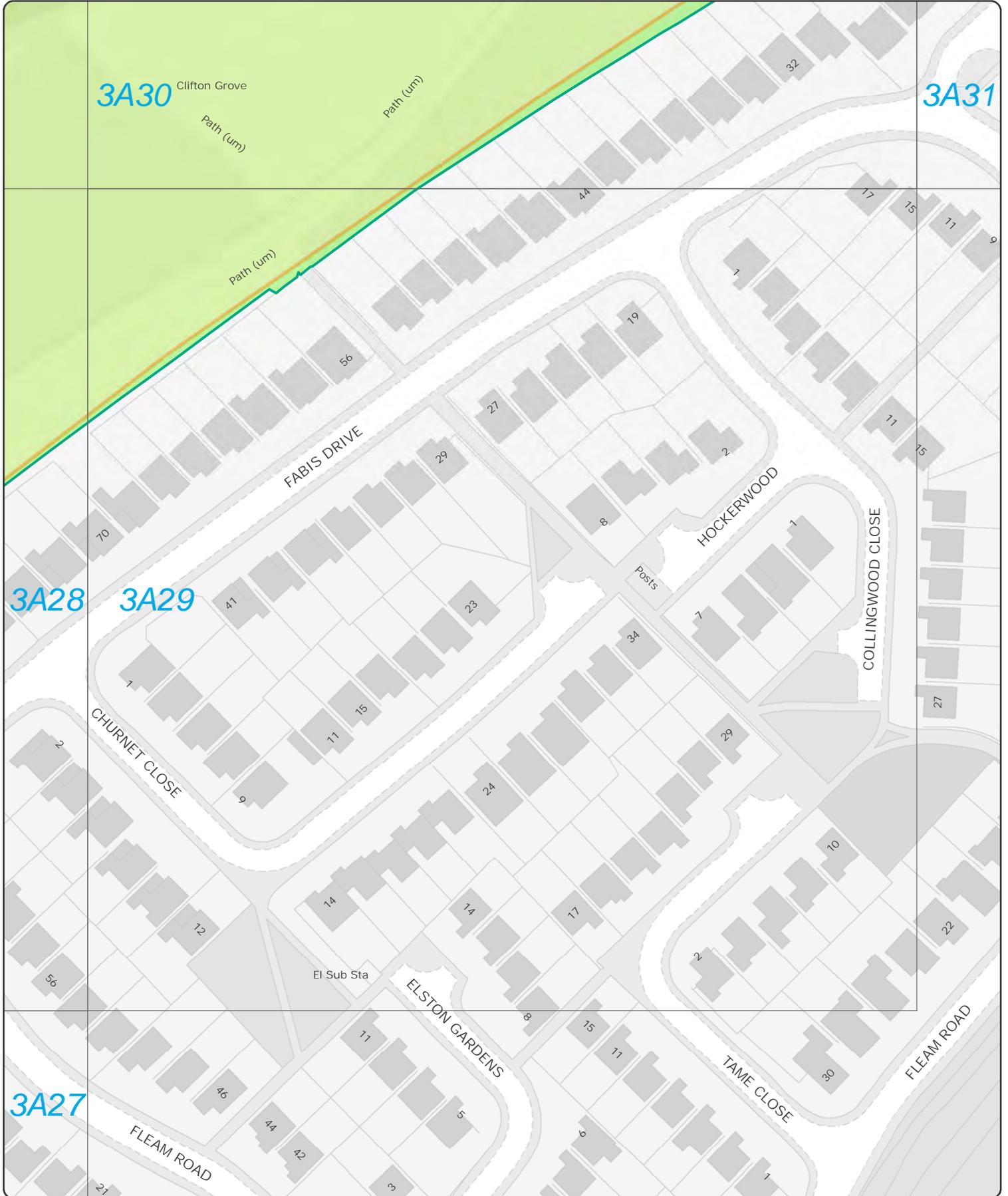




Key

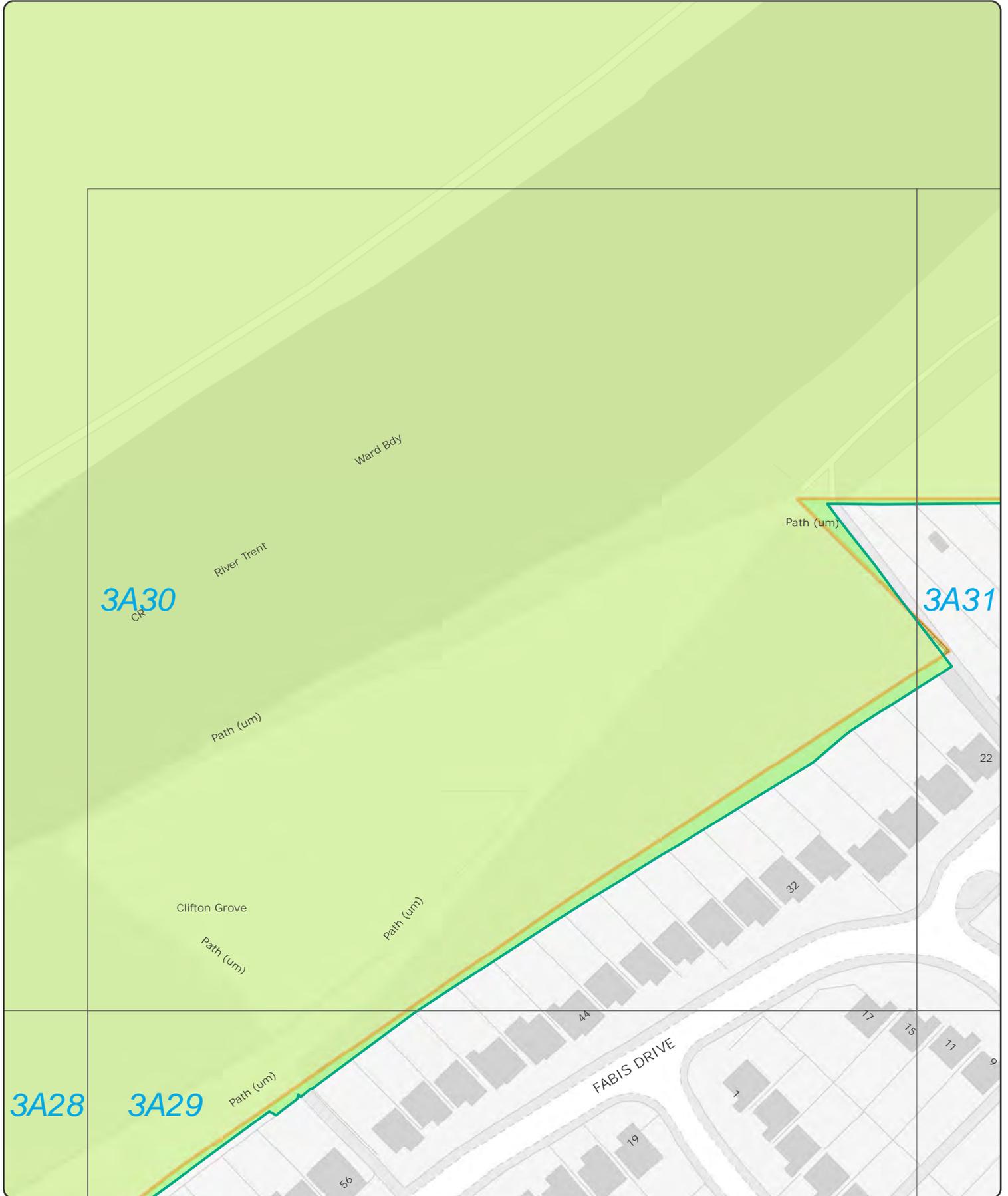
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





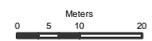
Key

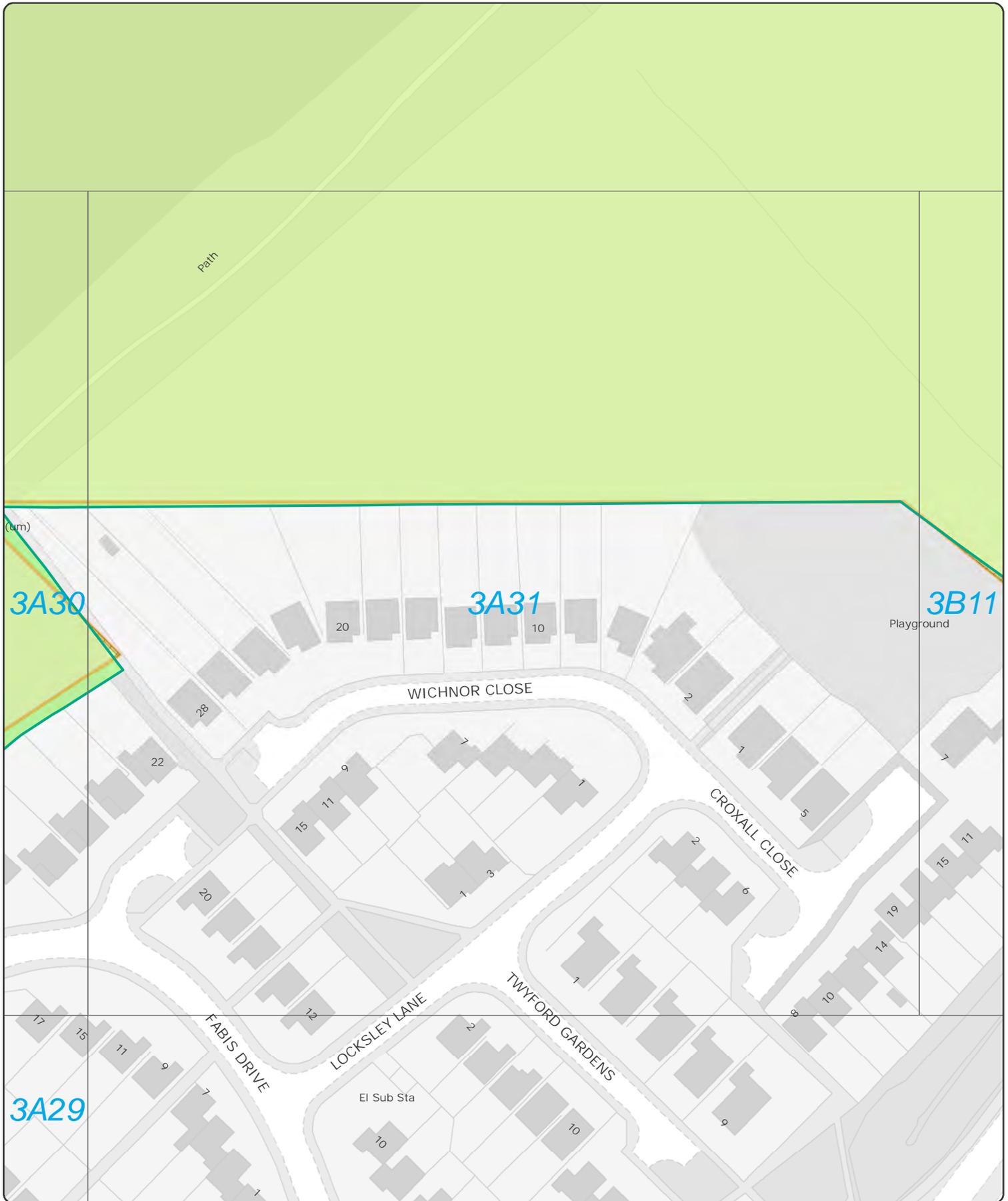
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

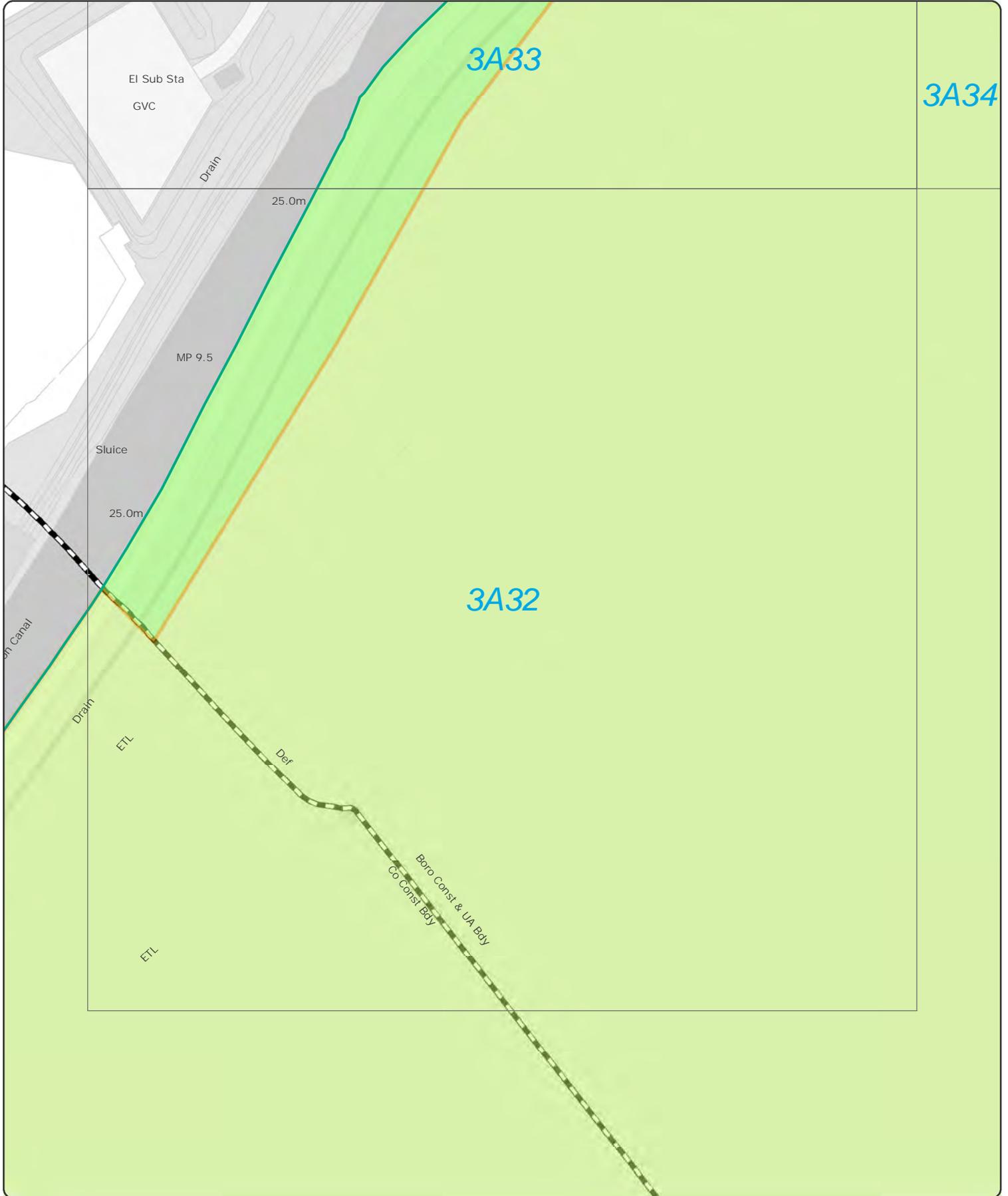




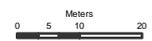
Key

- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary

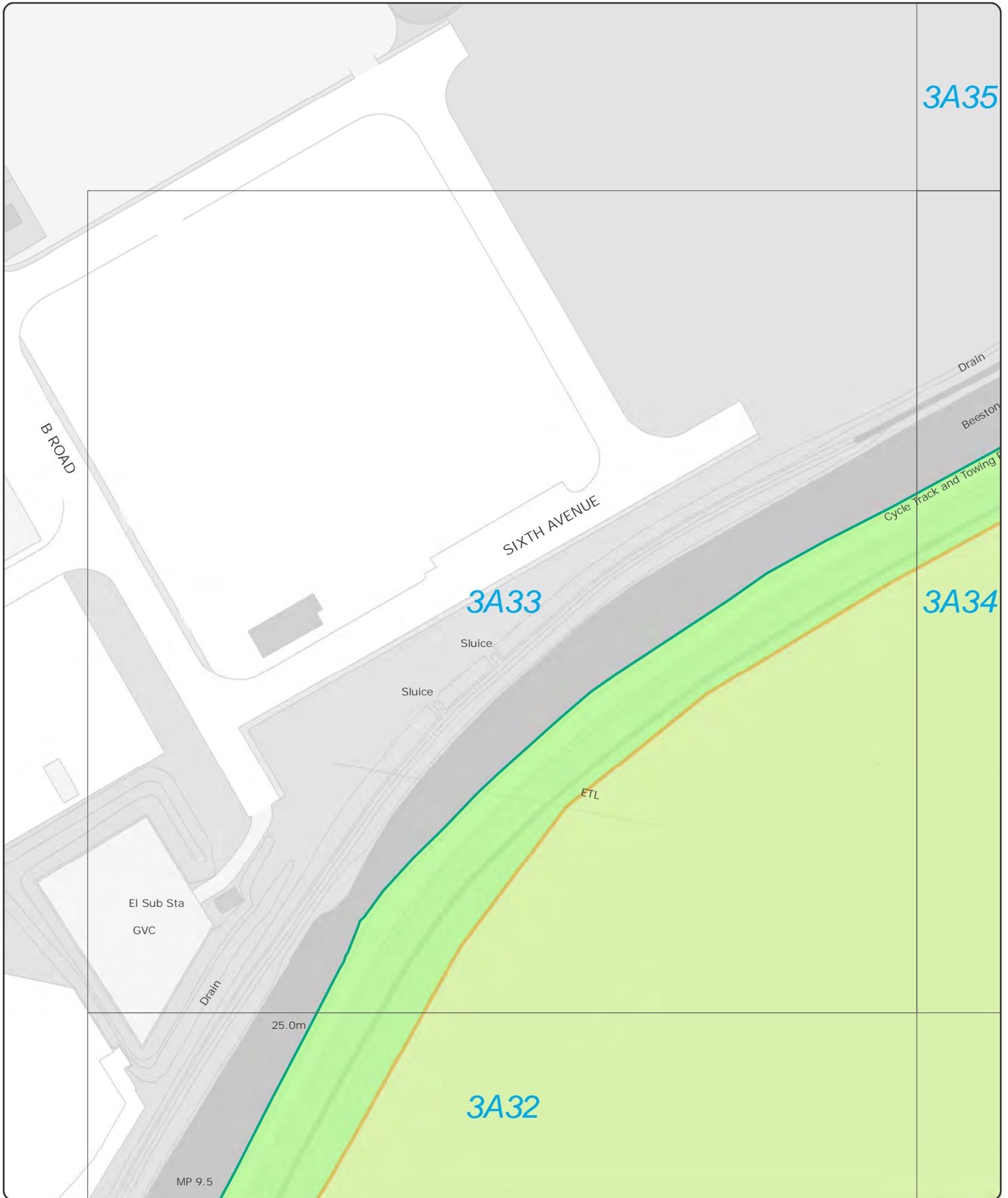




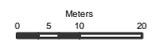
Key



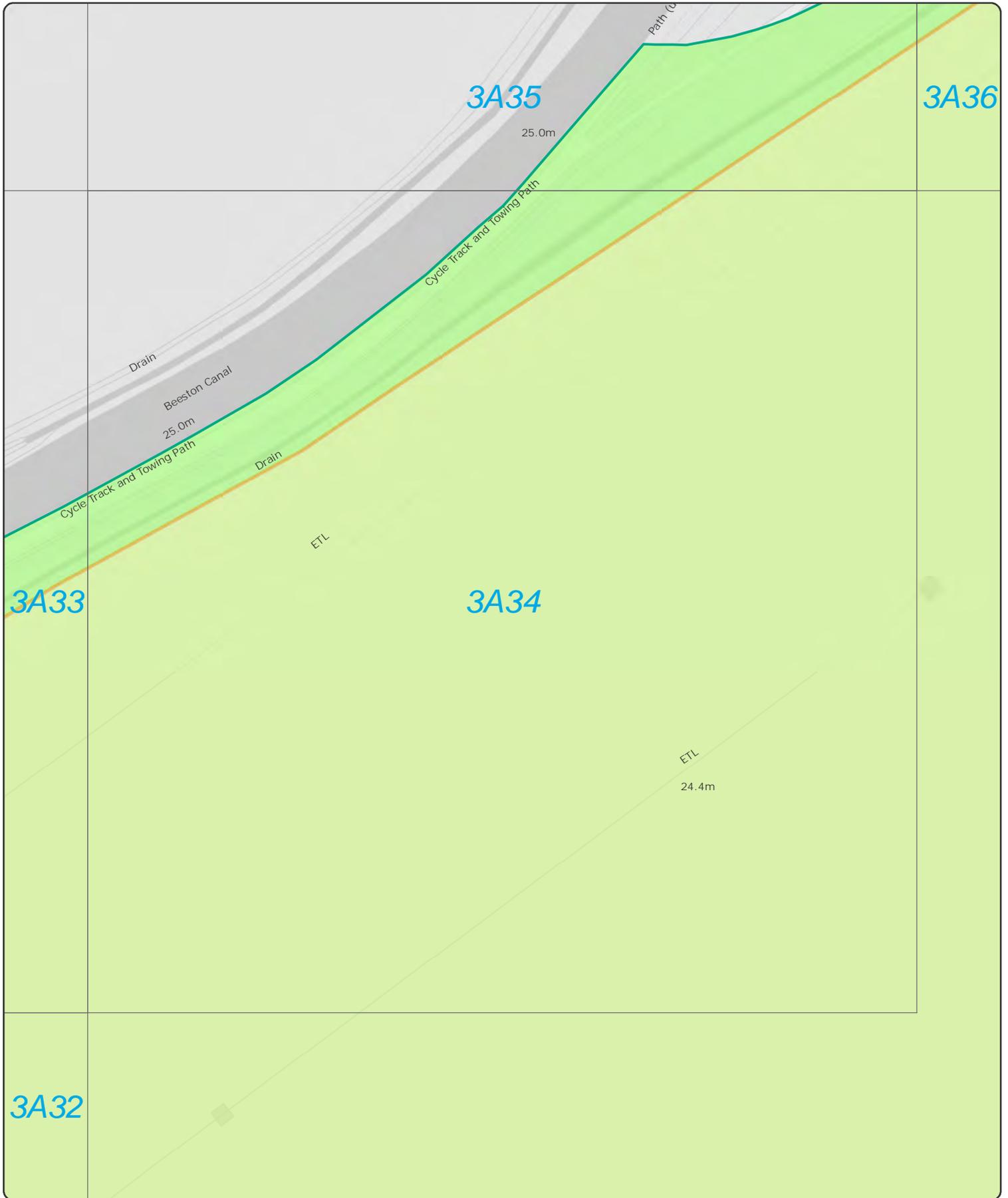
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

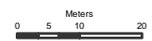


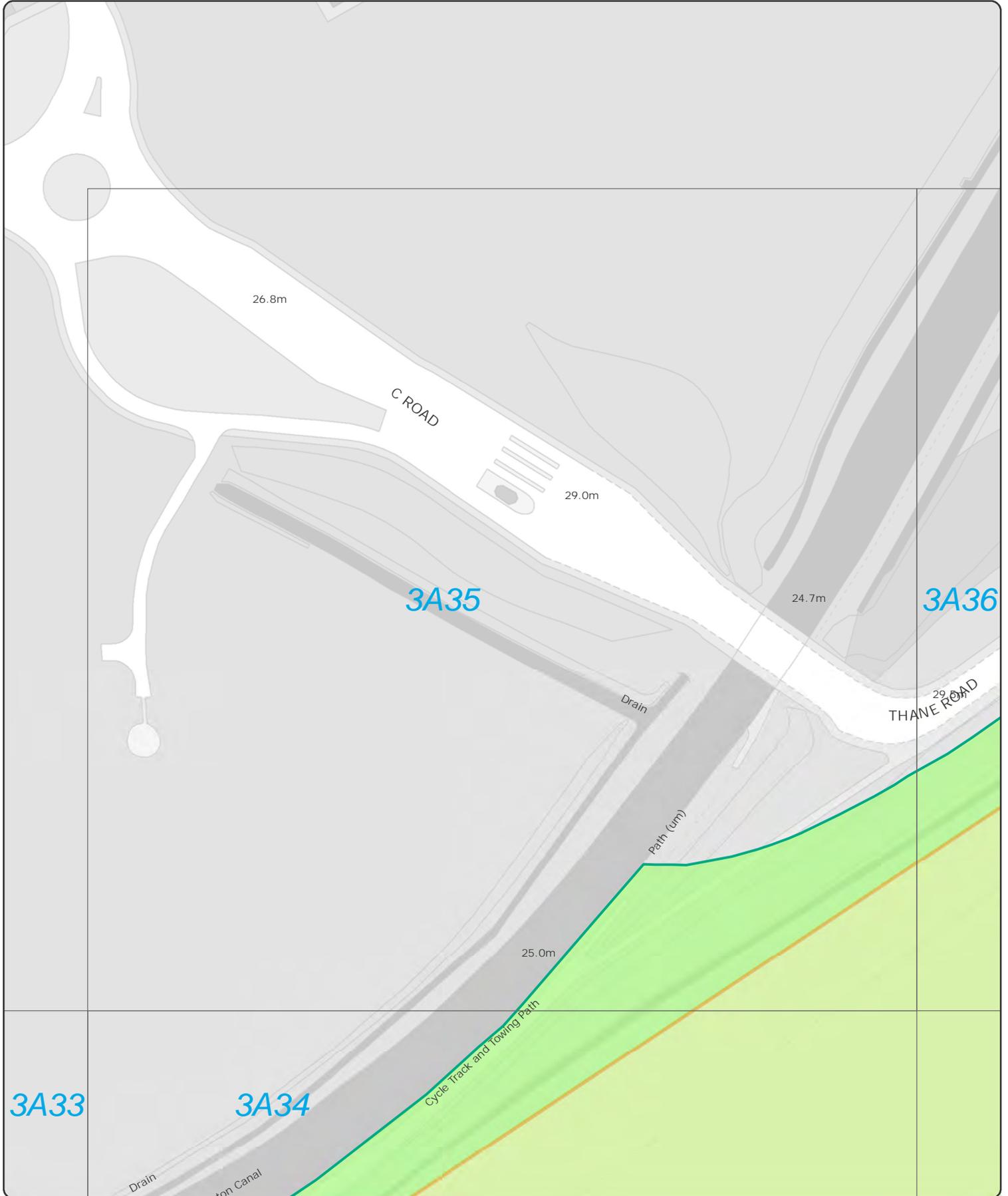
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

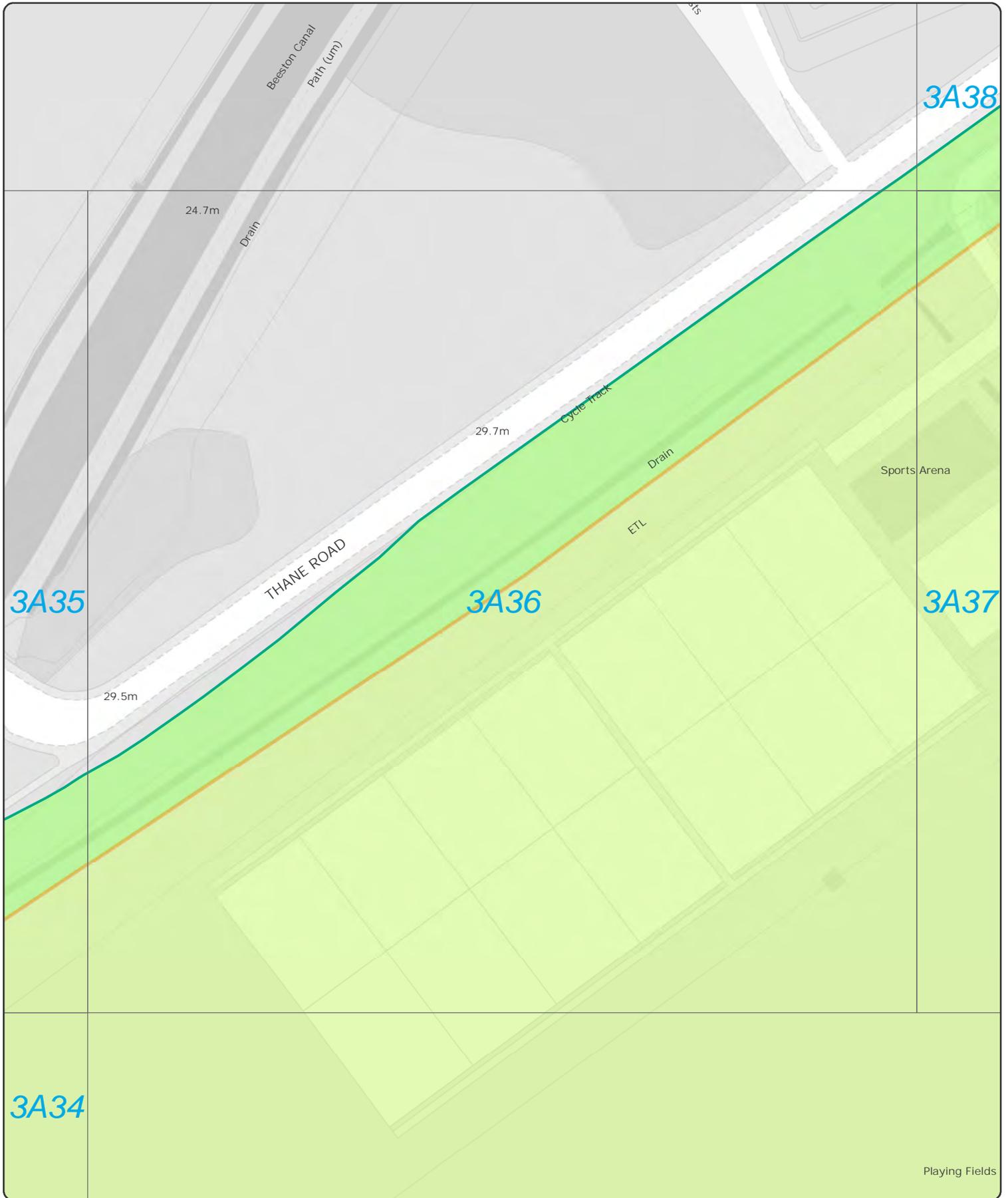




Key

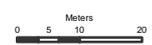
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

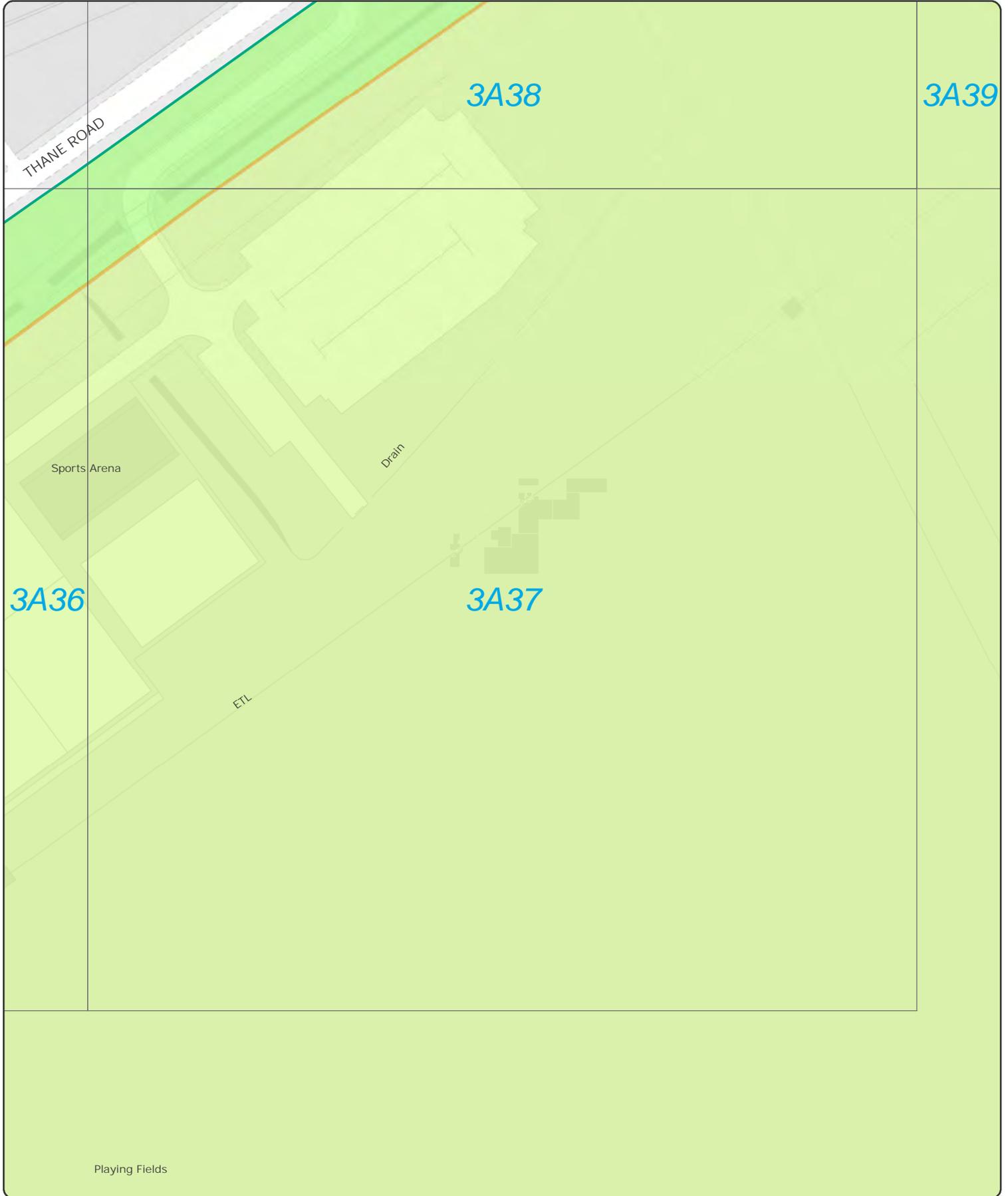




Key

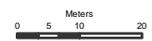
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

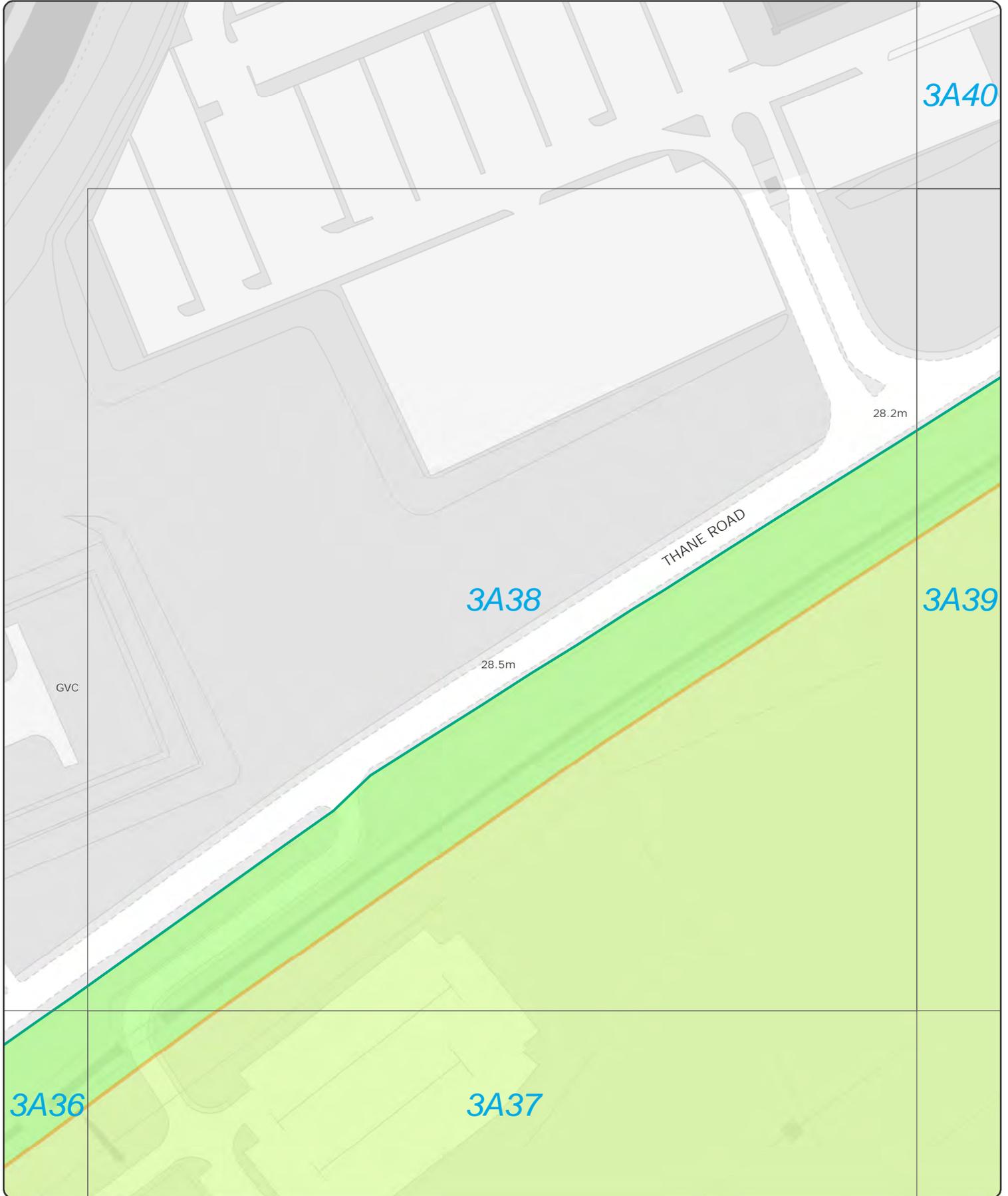




Key

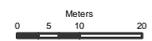
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

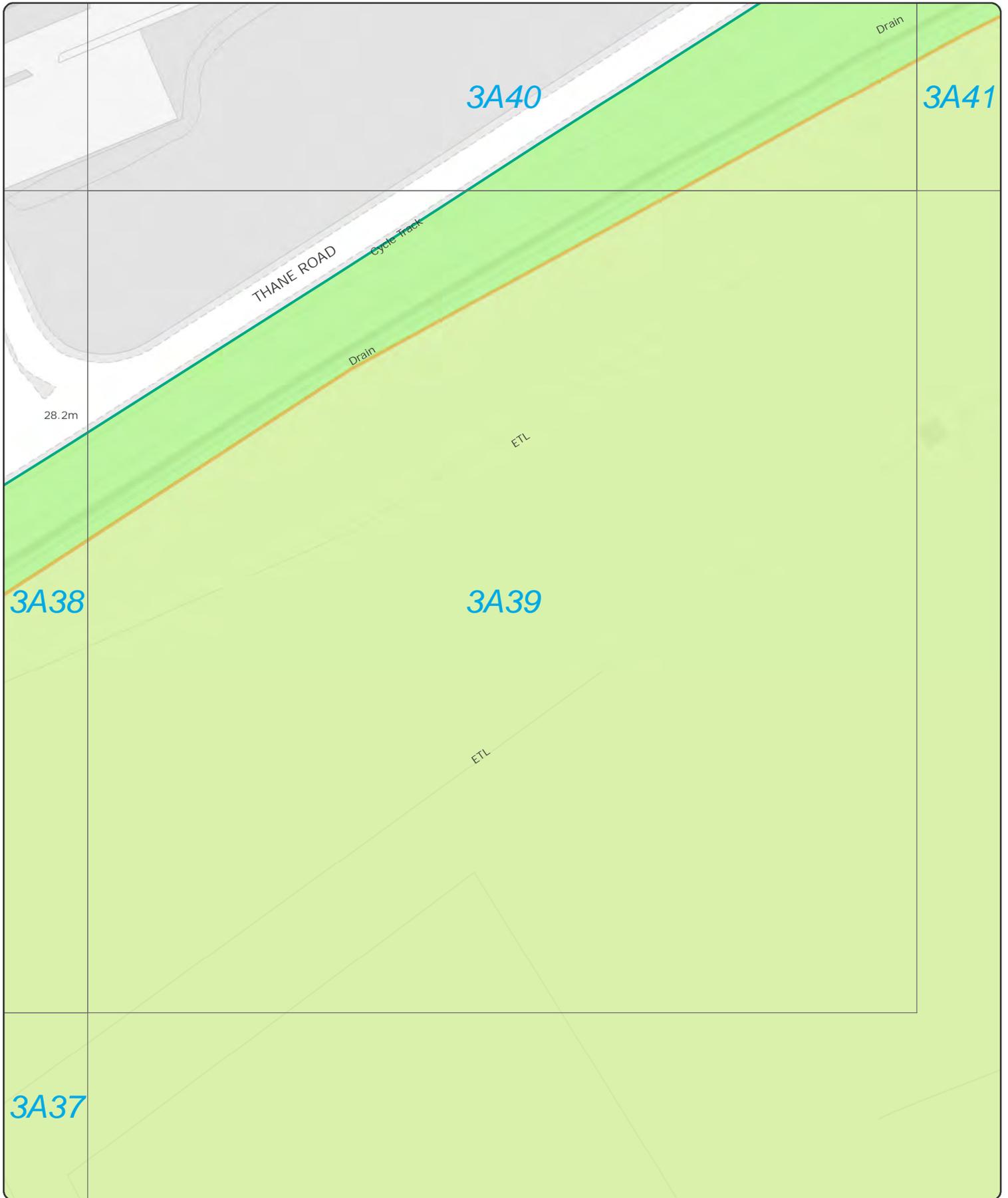




Key

-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt

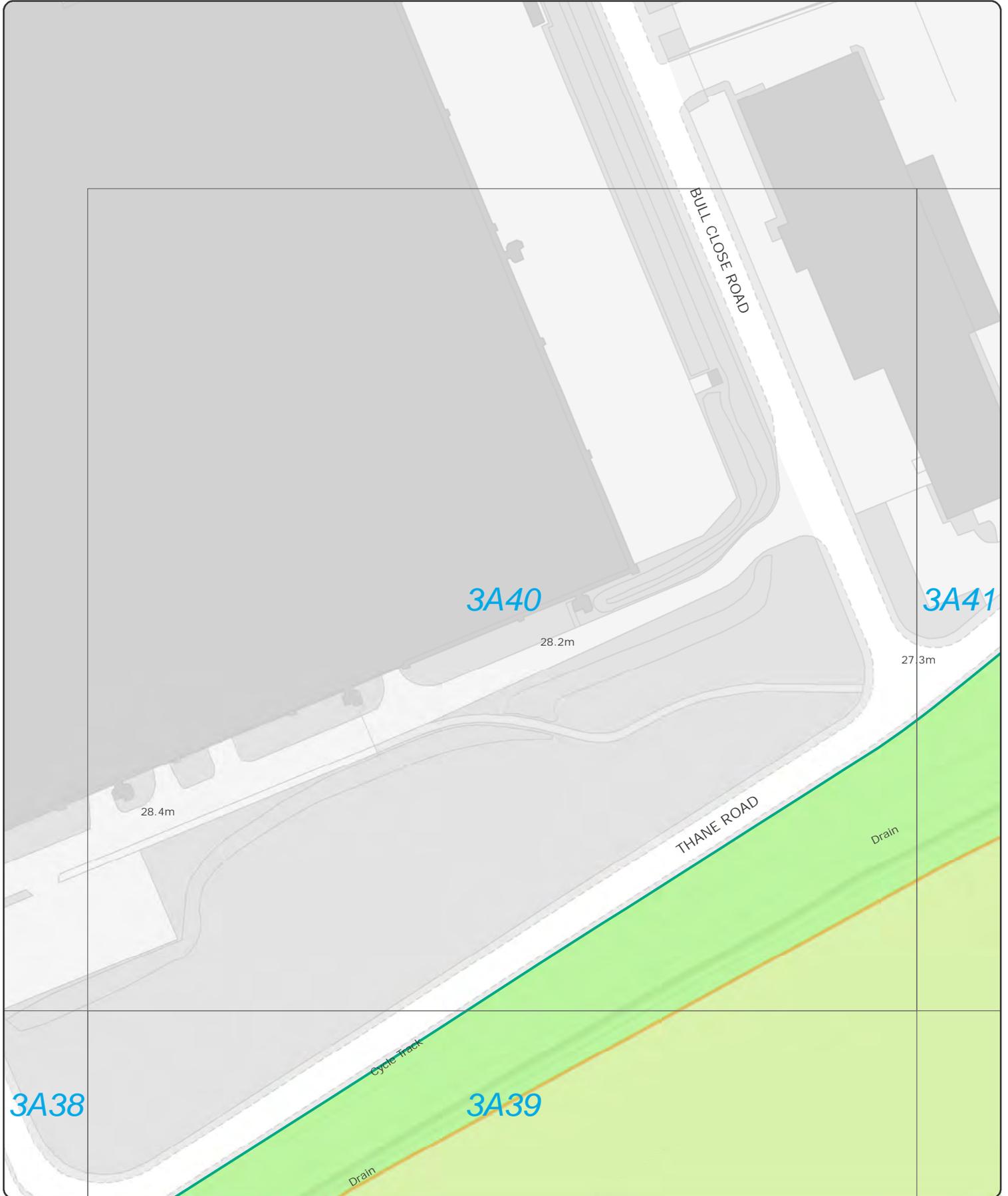




Key

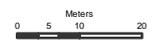
- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary



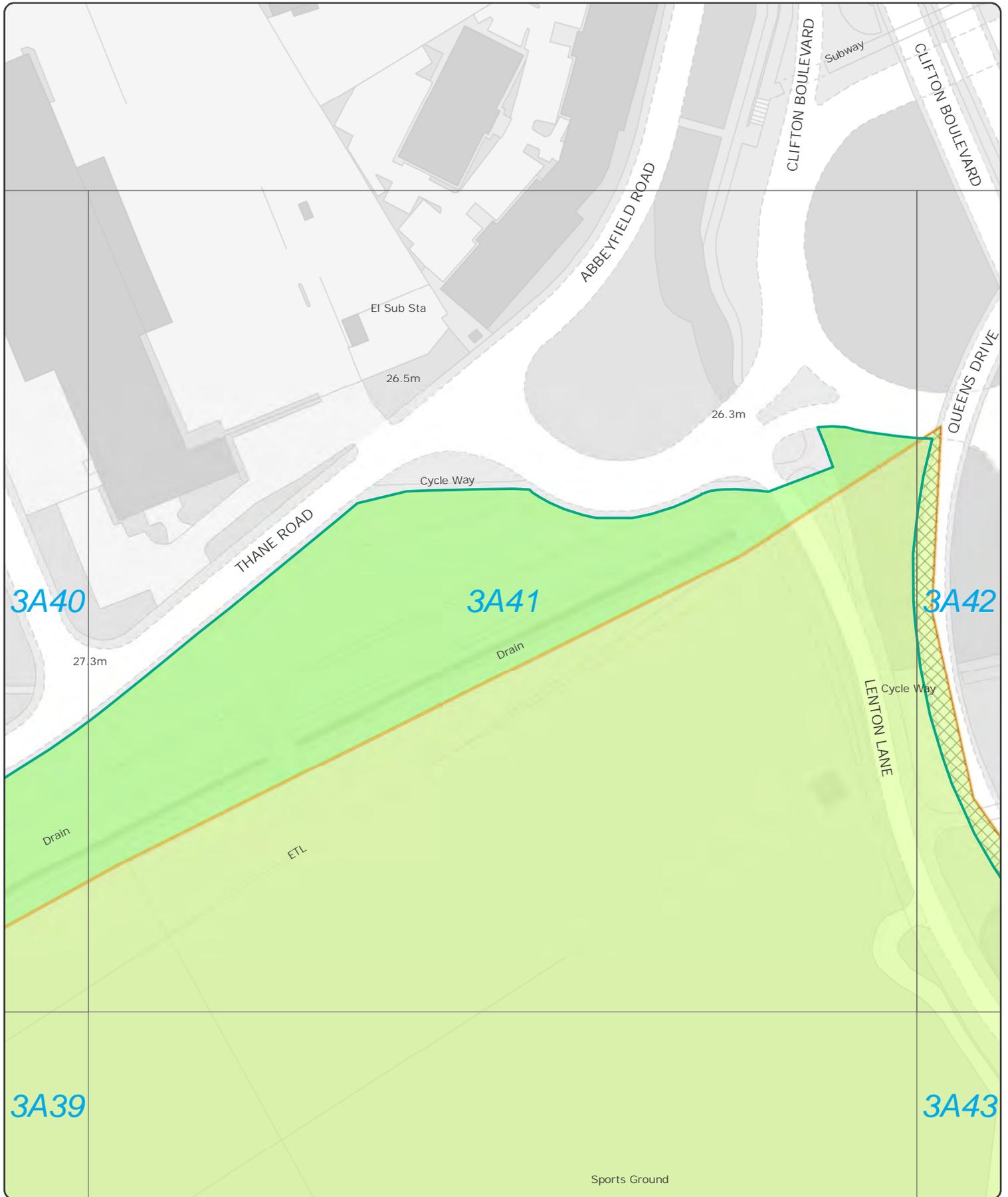


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



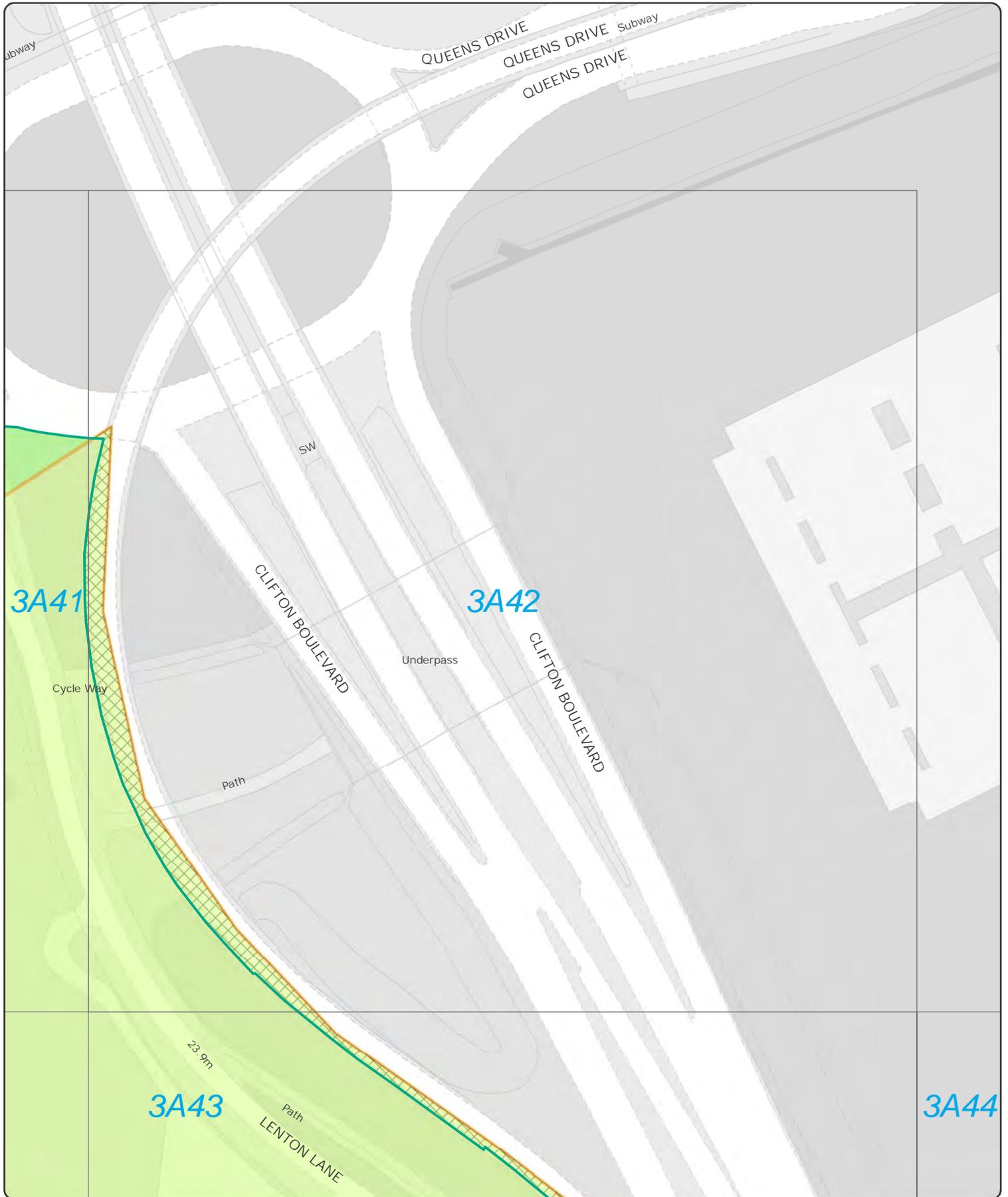
3A41



Key

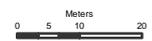
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt
- City Boundary





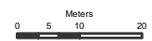
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

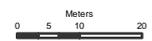
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

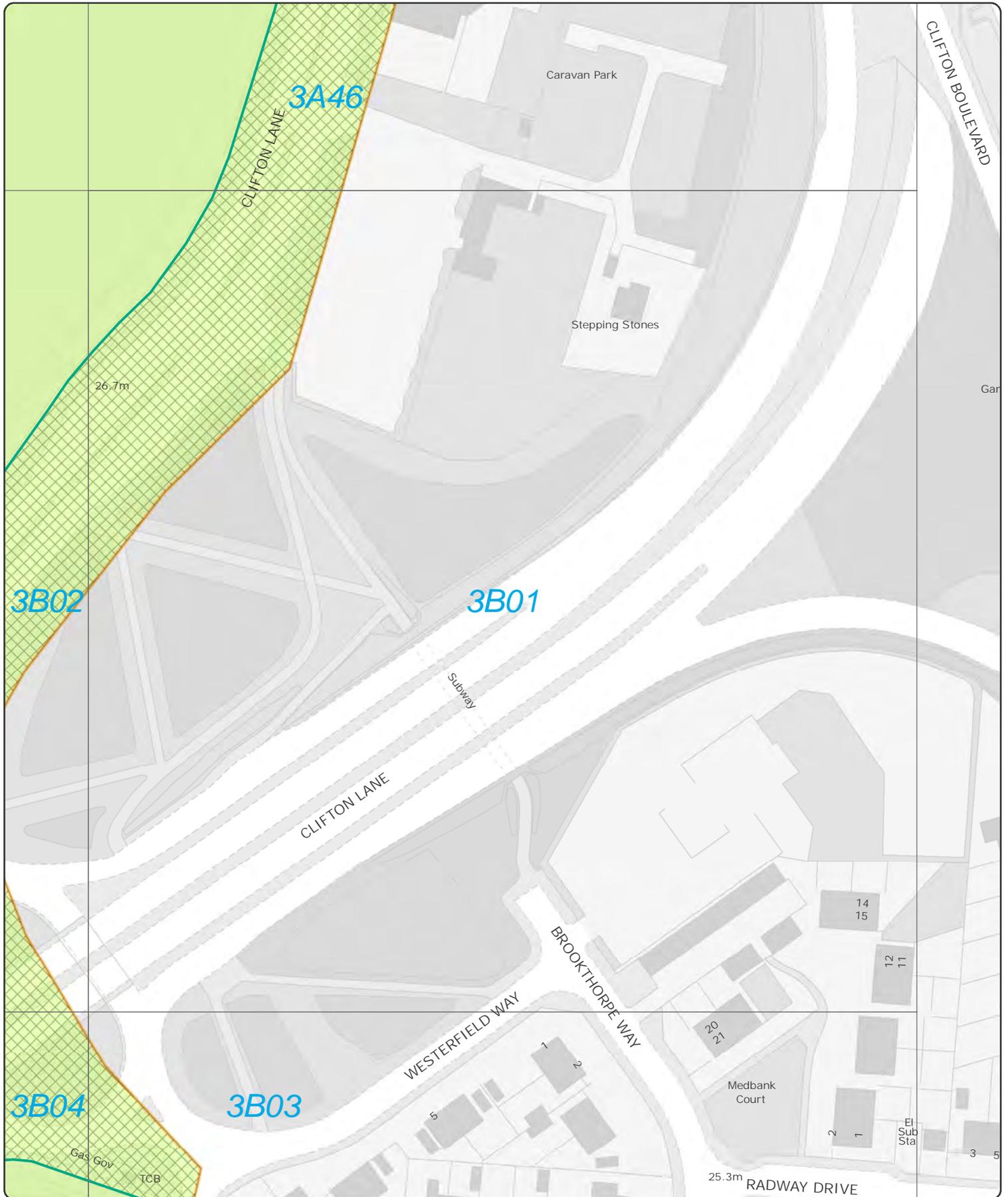




Key

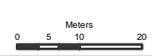
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

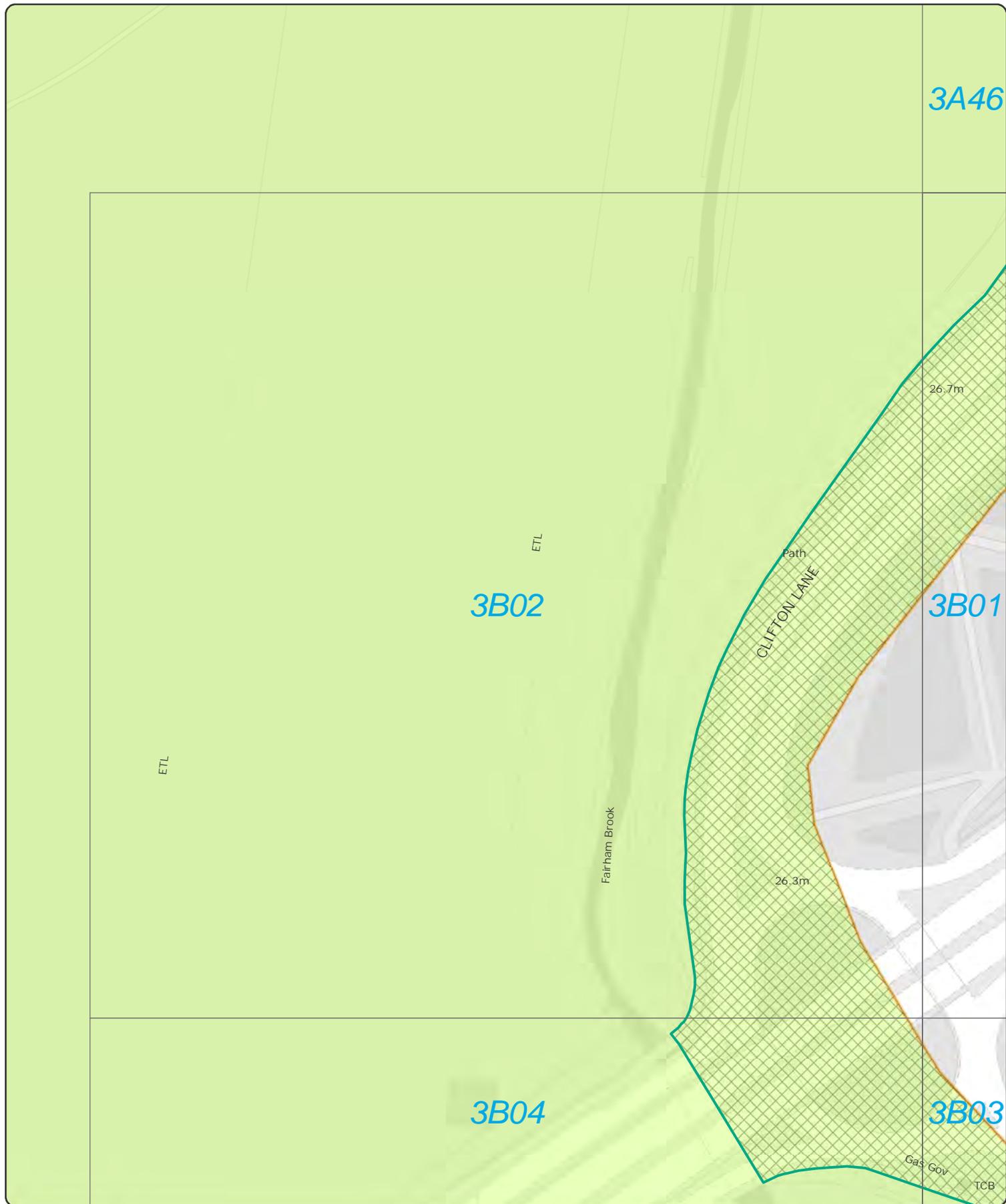




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

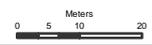
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

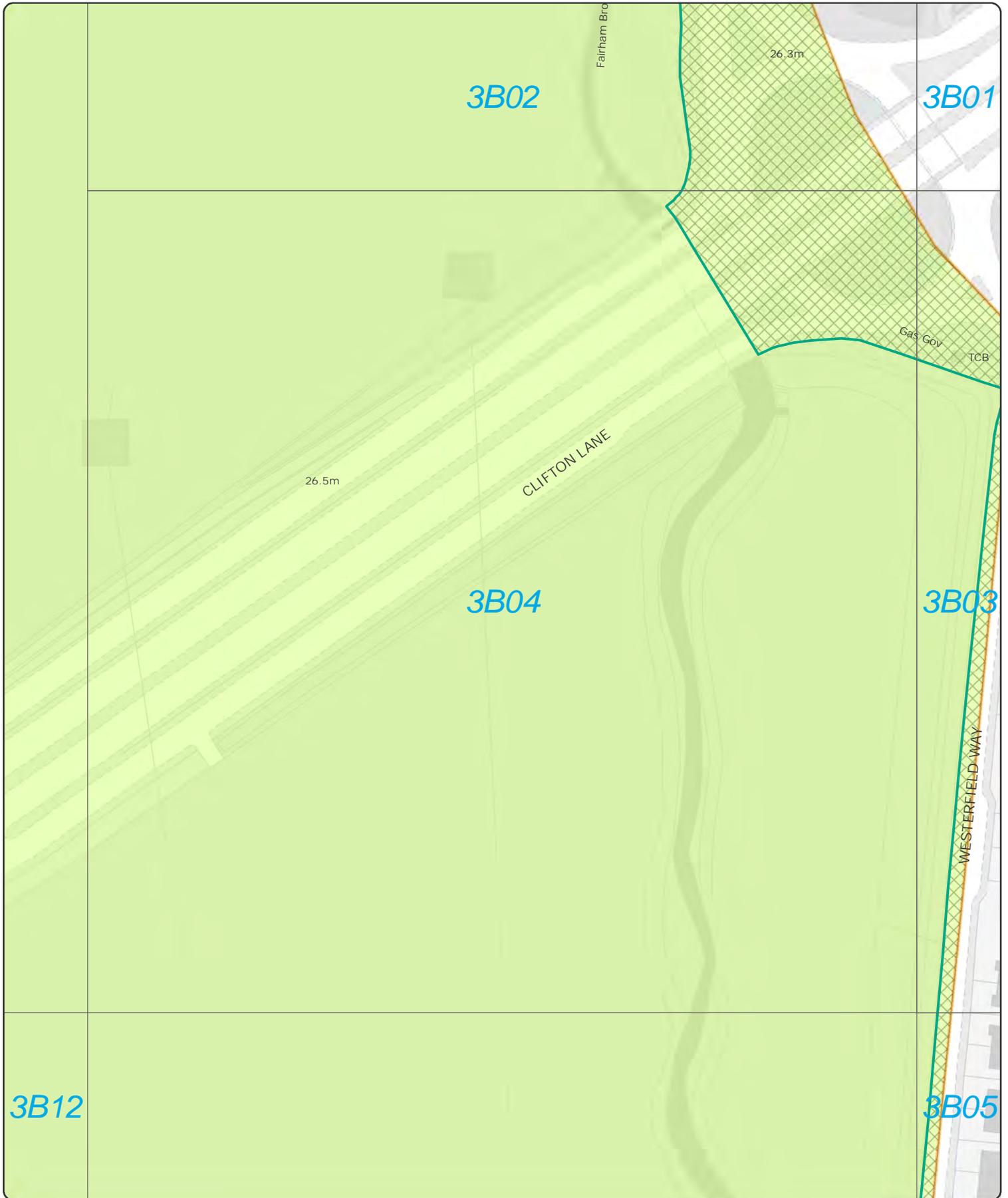




Key

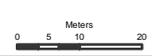
- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary





Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

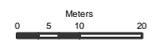


3B05



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

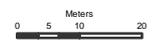
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

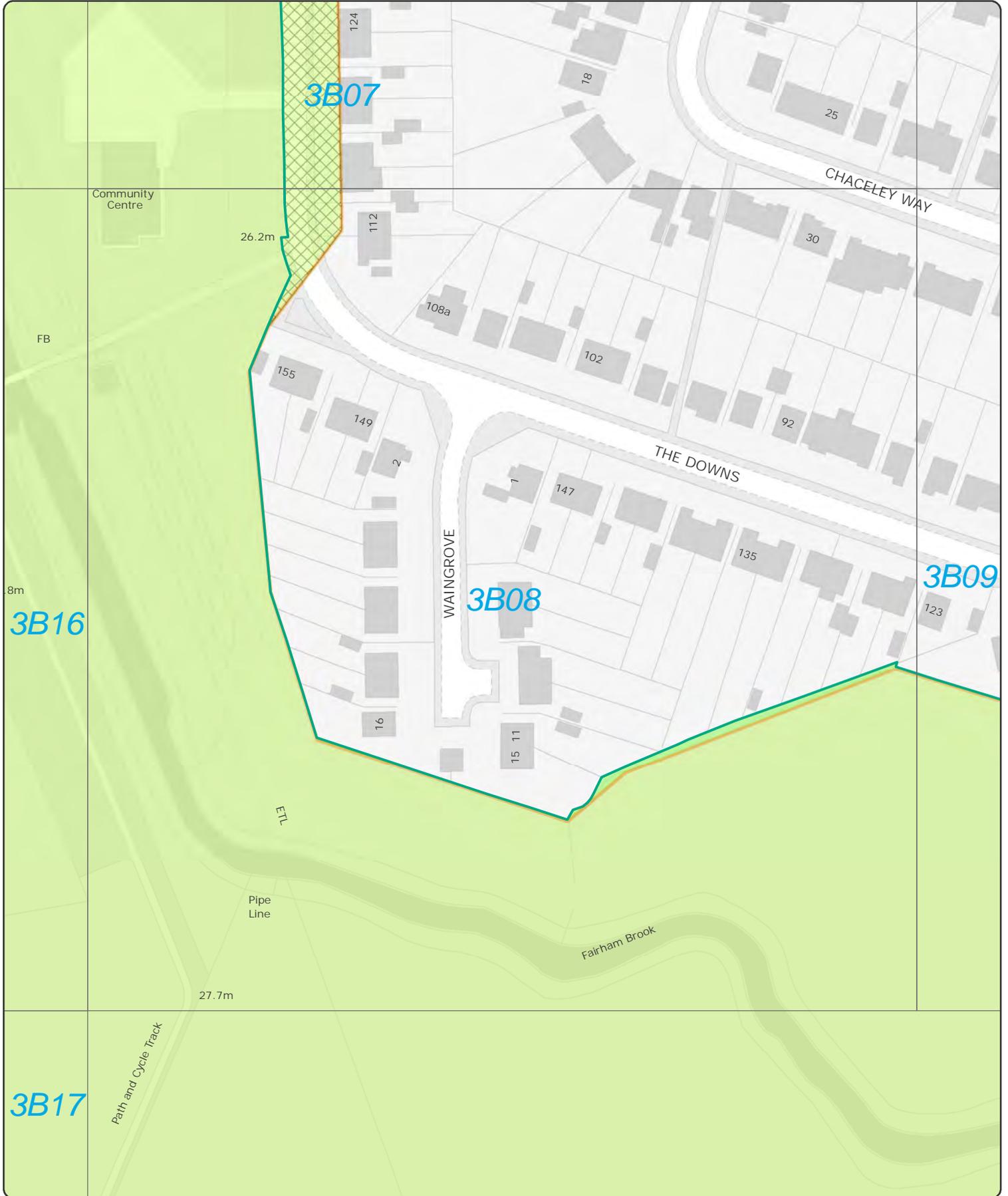




Key

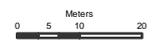
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

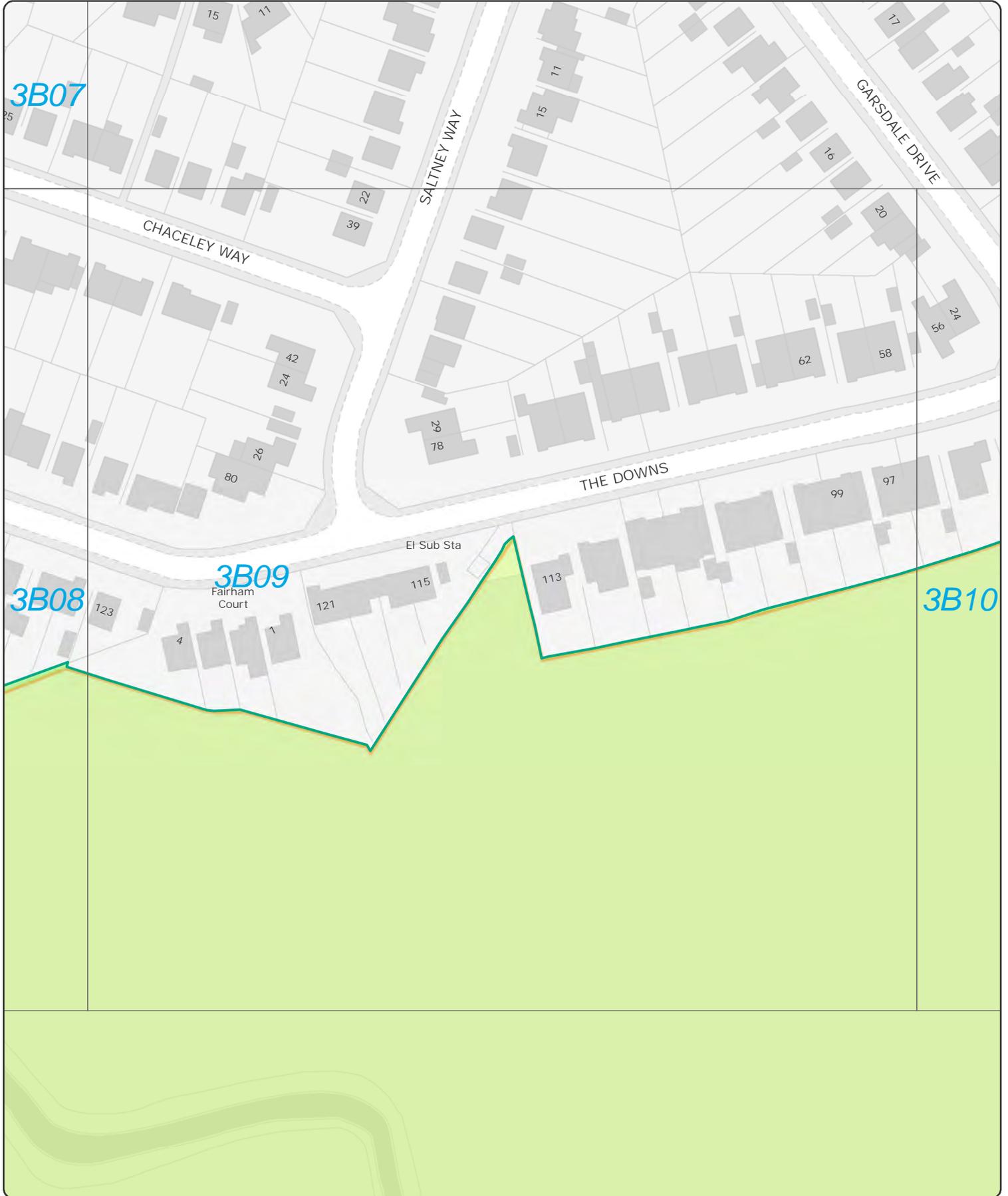




Key

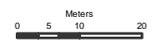
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



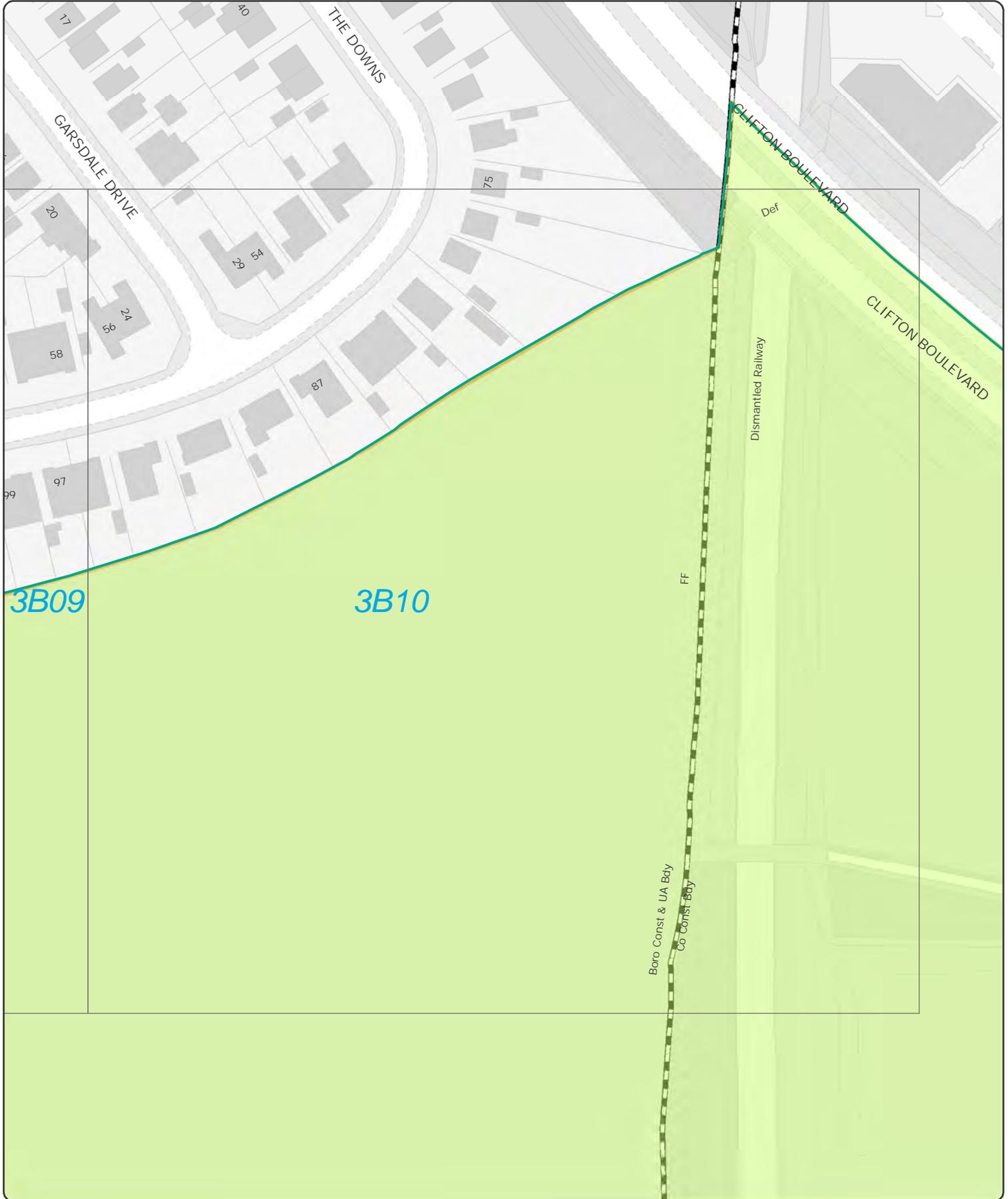


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

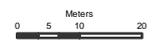


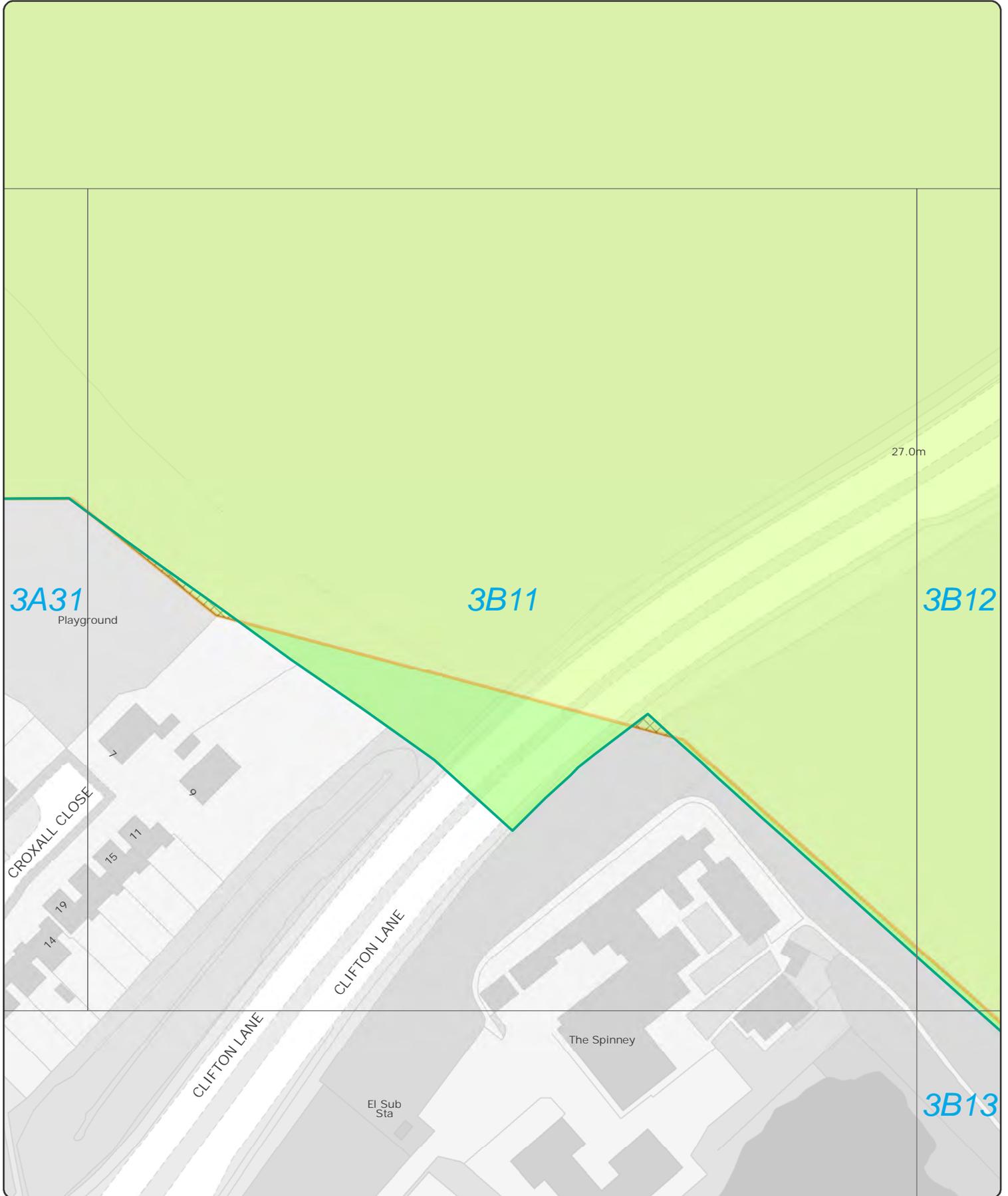
3B10



Key

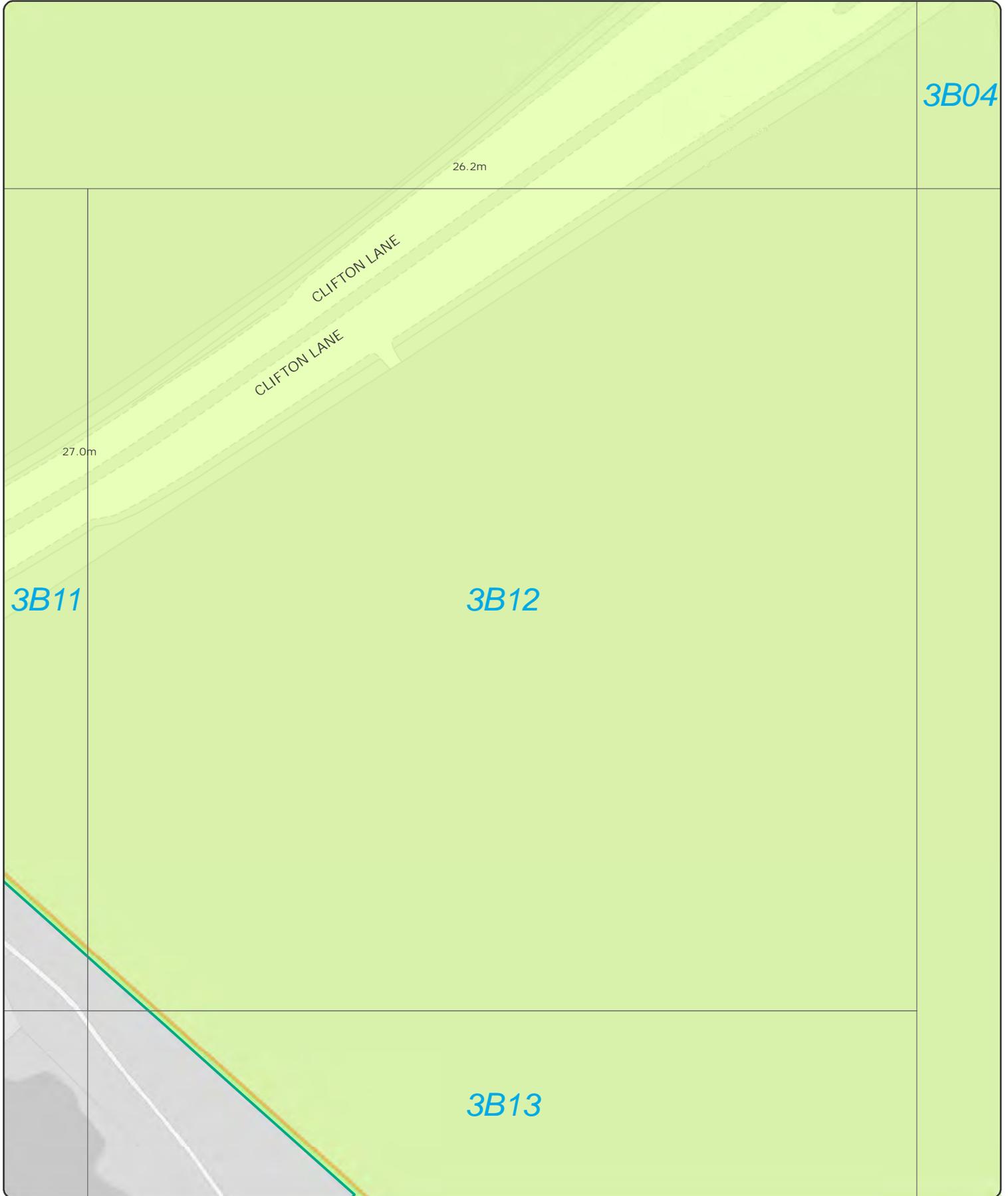
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





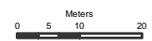
Key

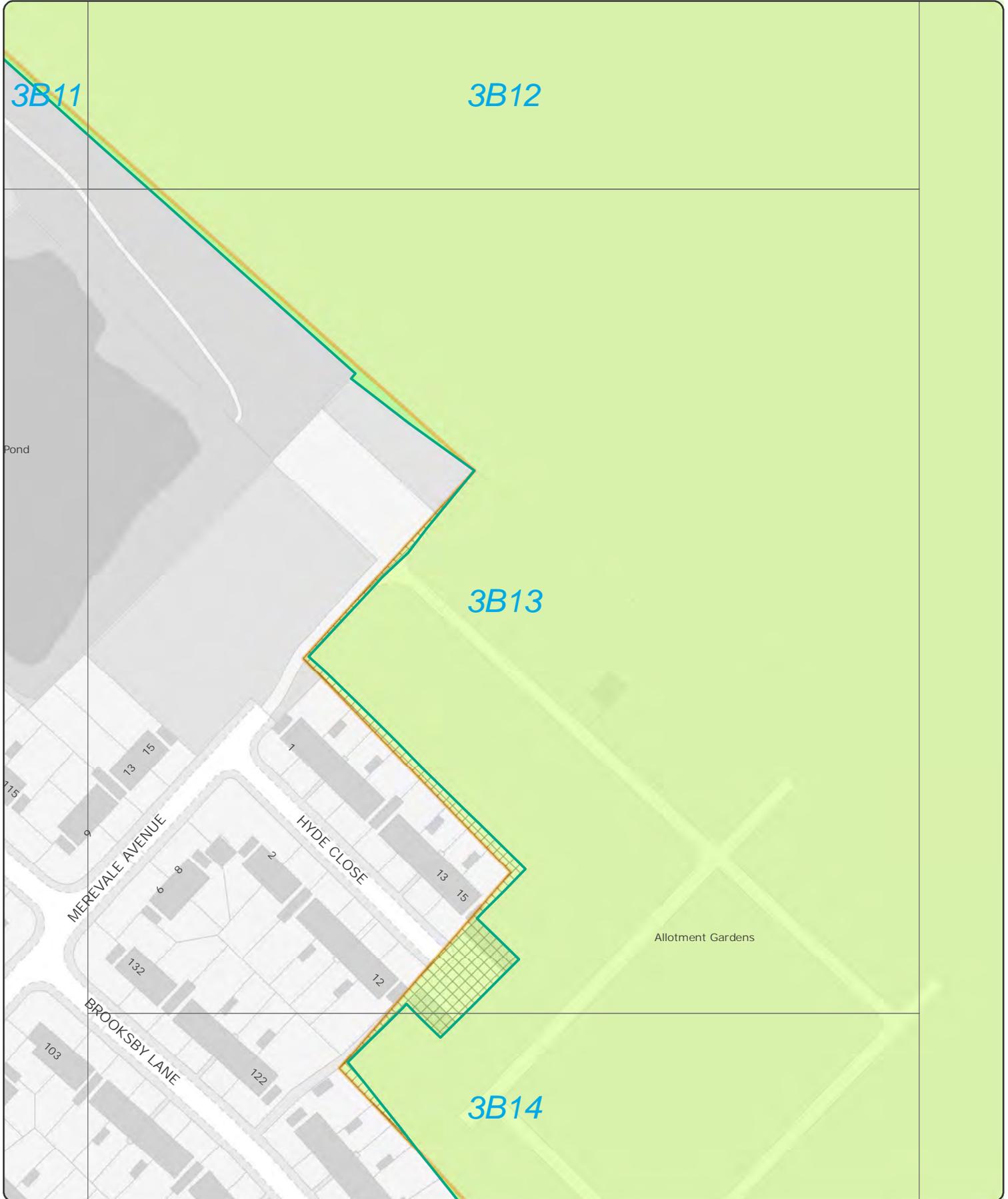
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

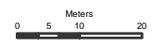
-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt



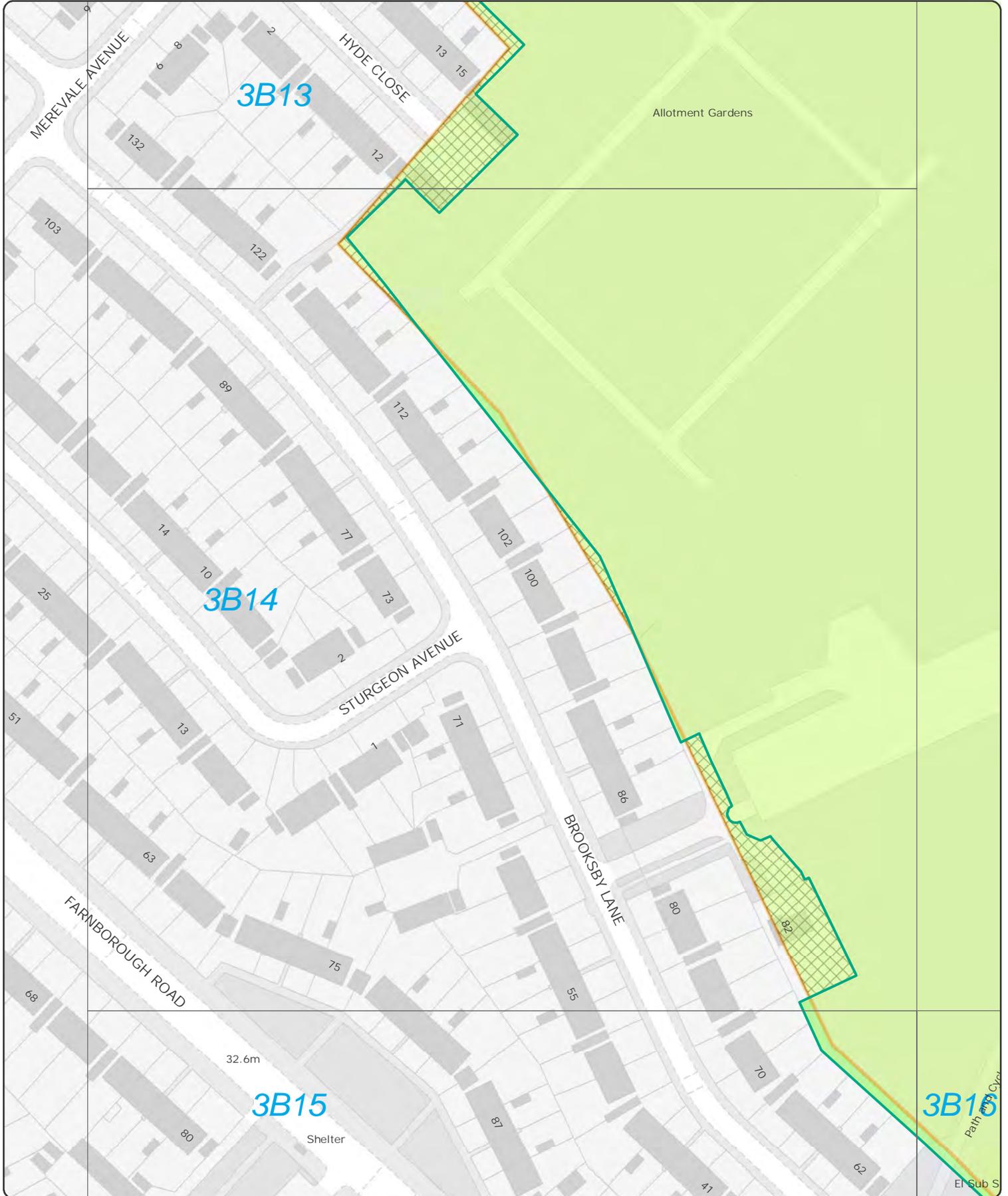


Key

- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary

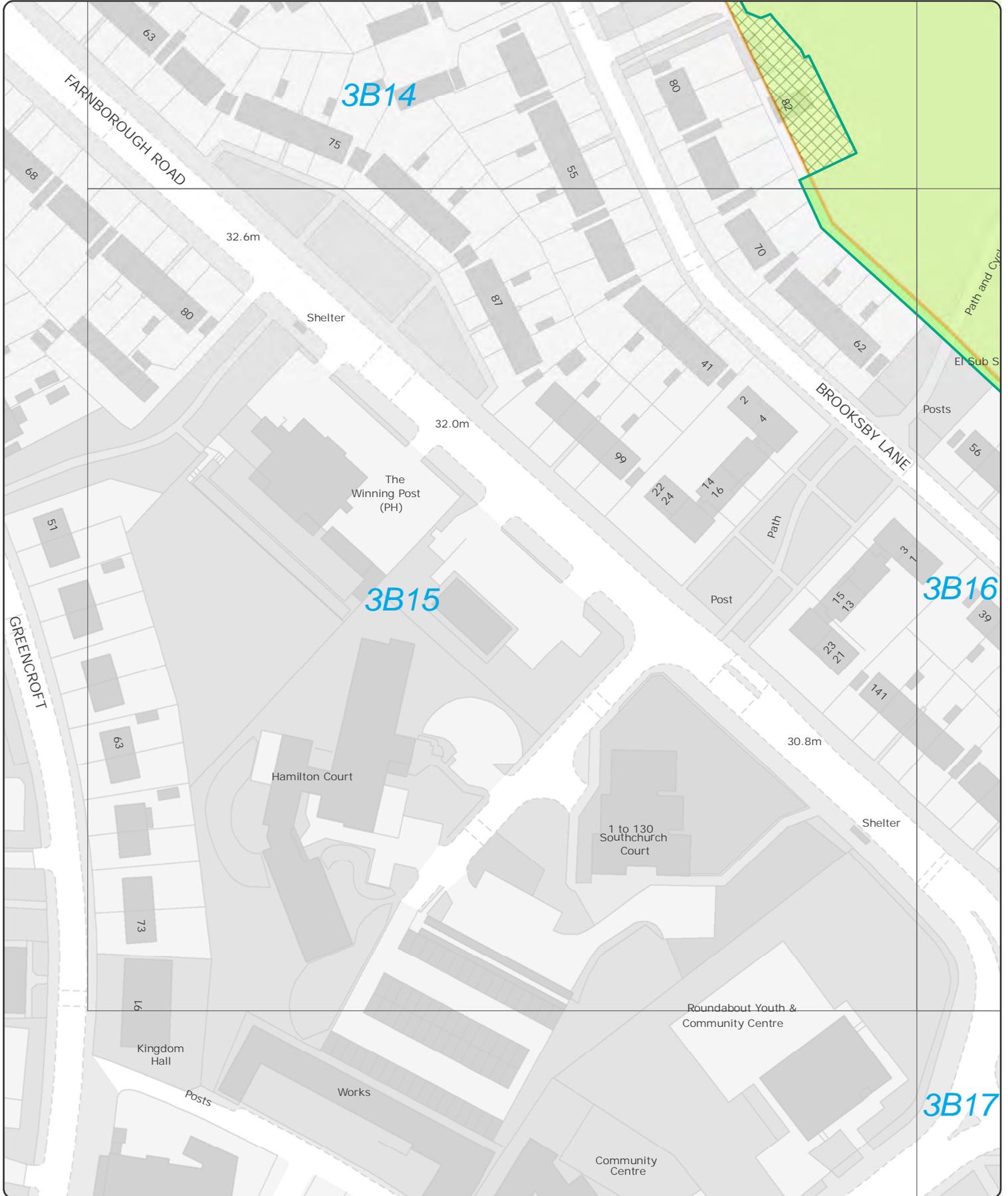


3B14



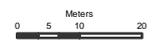
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

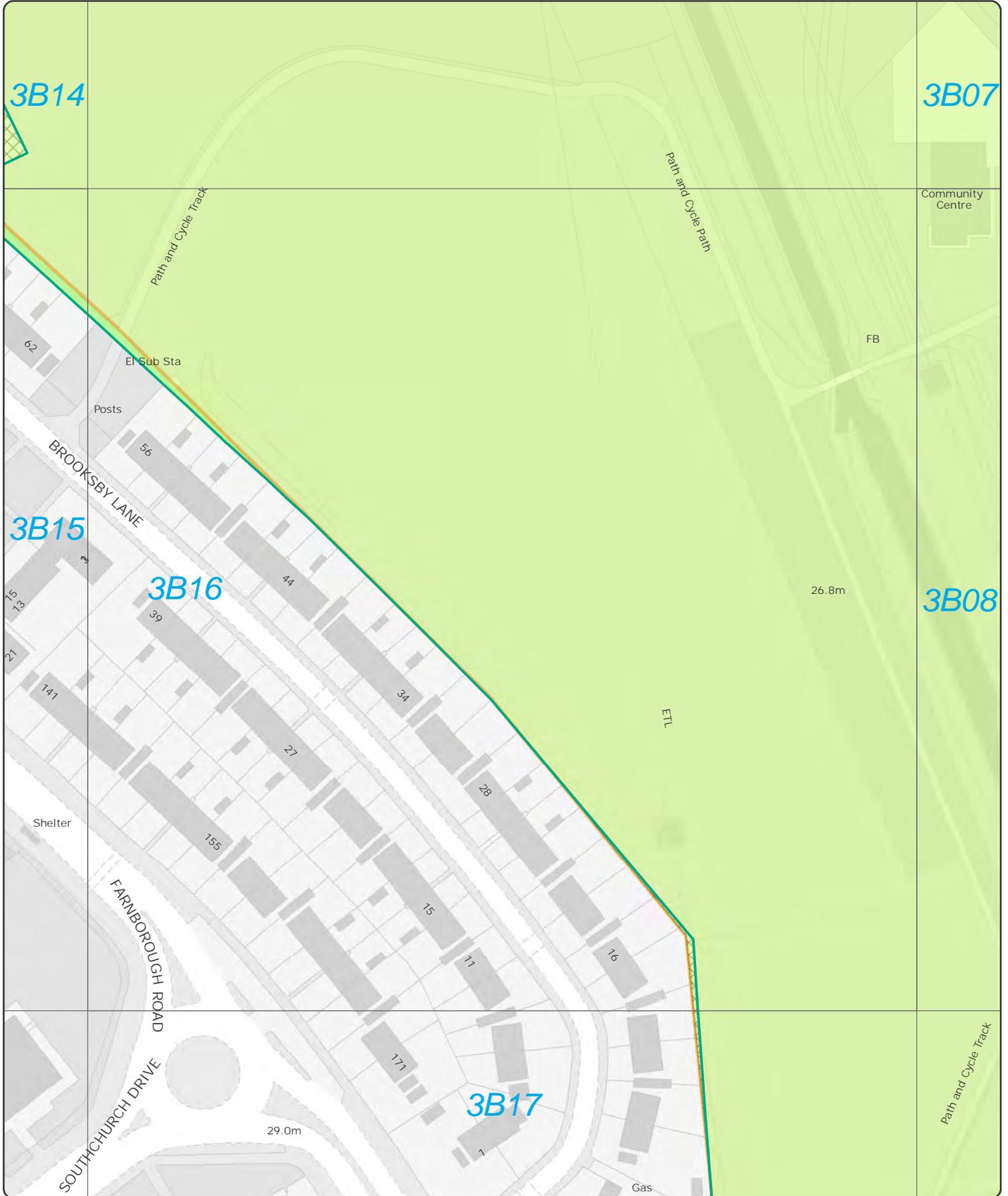


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

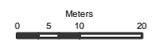


3B16

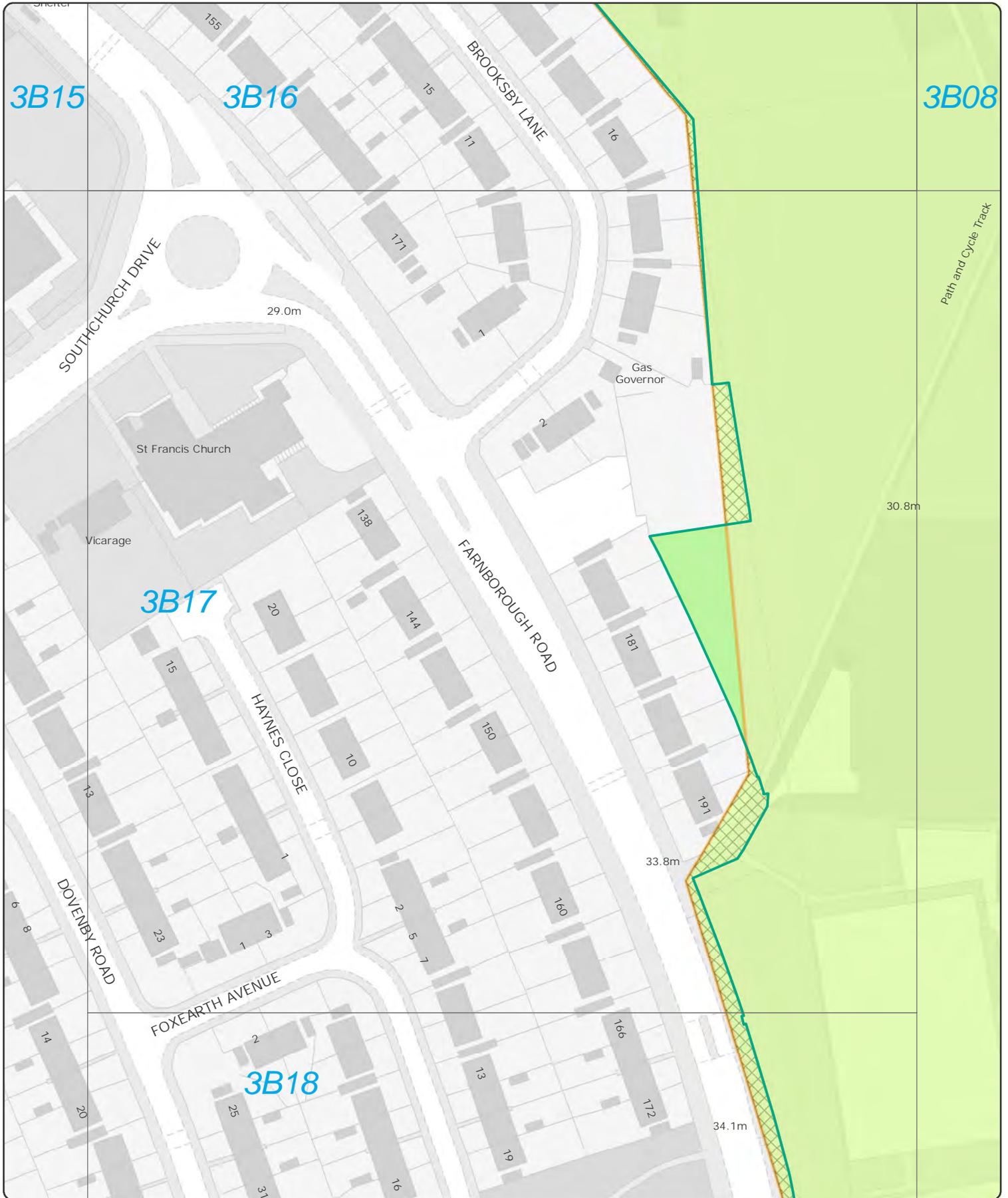


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

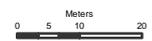


3B17



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



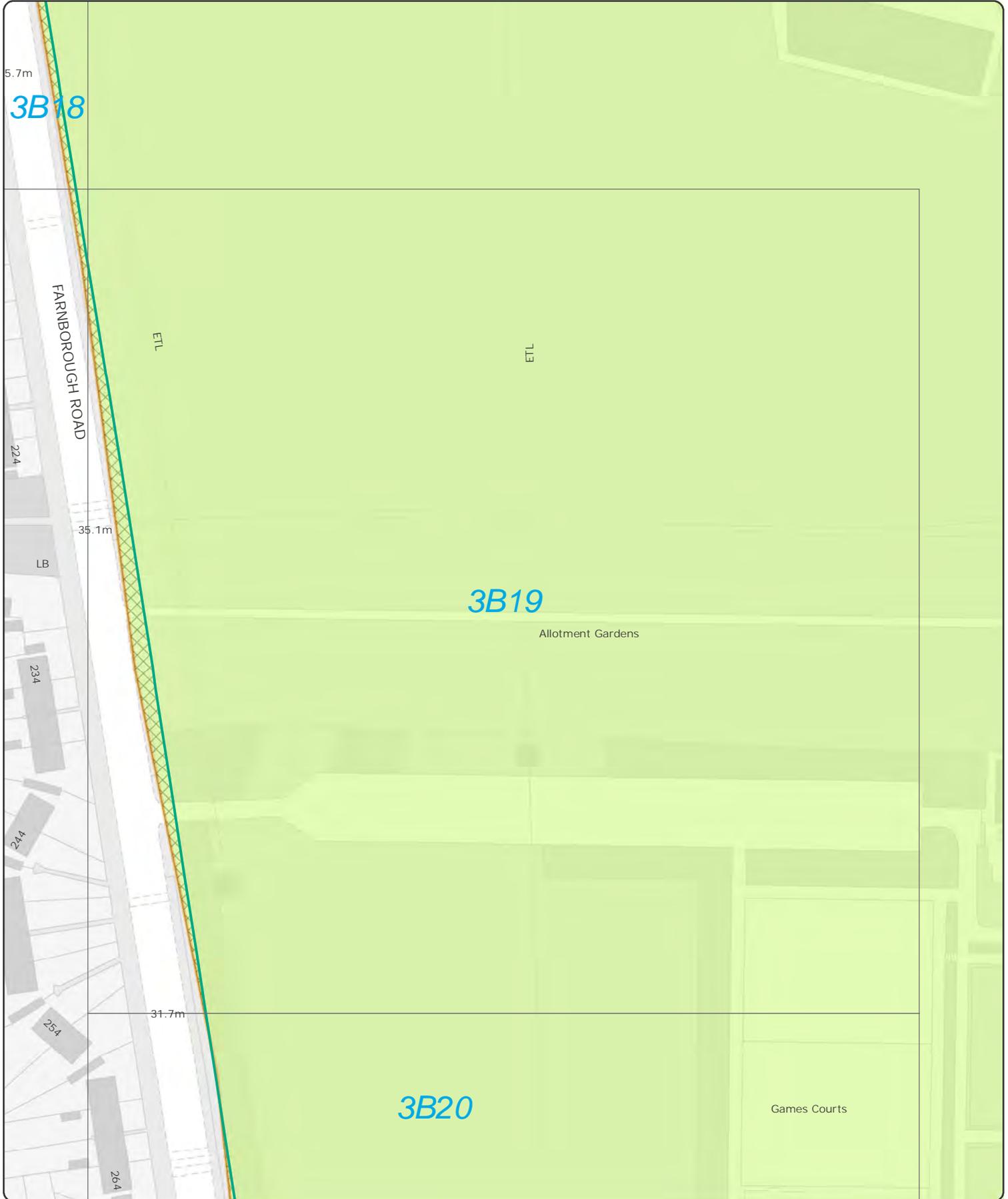


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

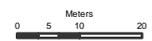


3B19



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

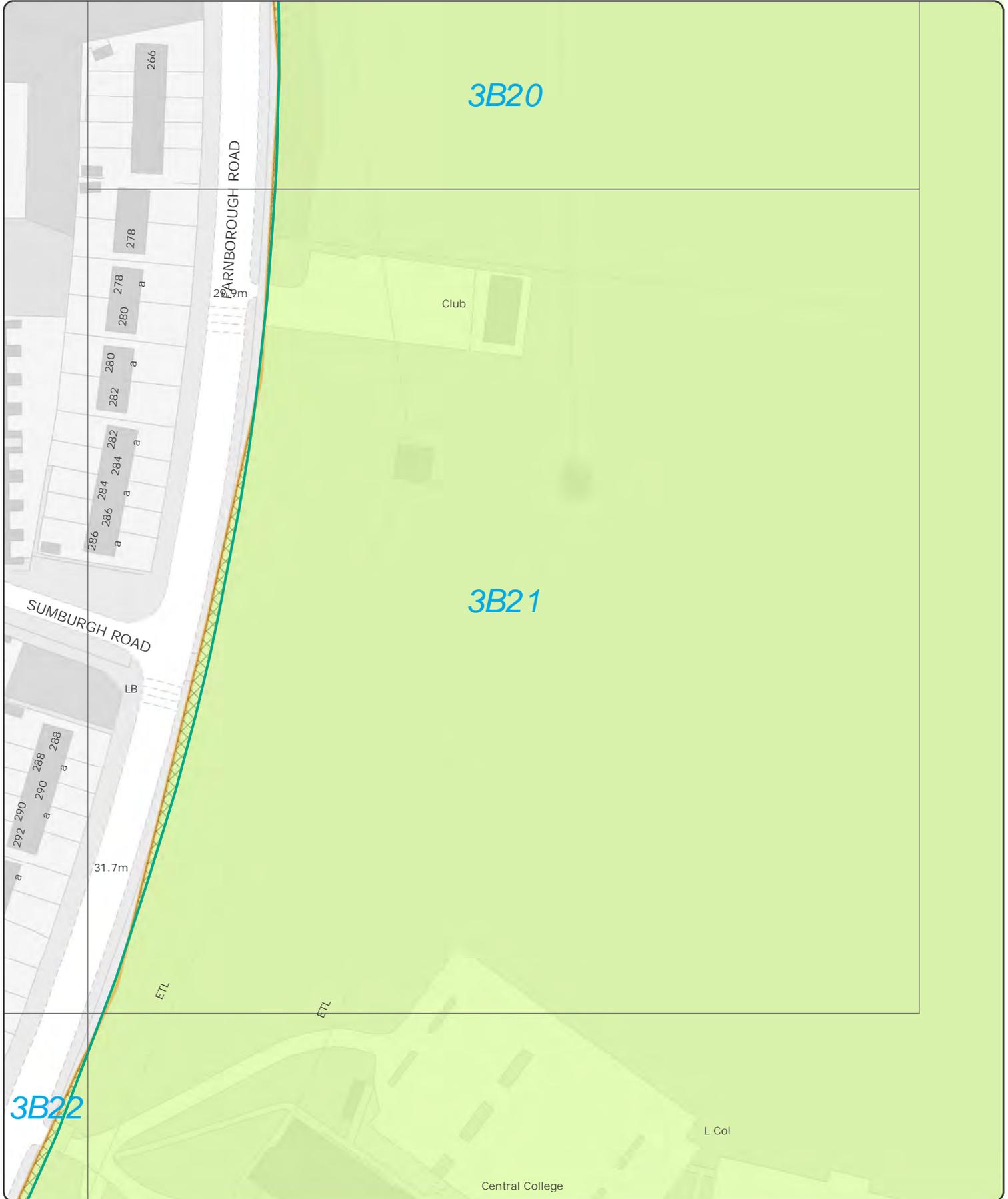




Key

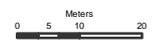
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

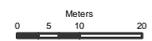
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

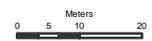
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

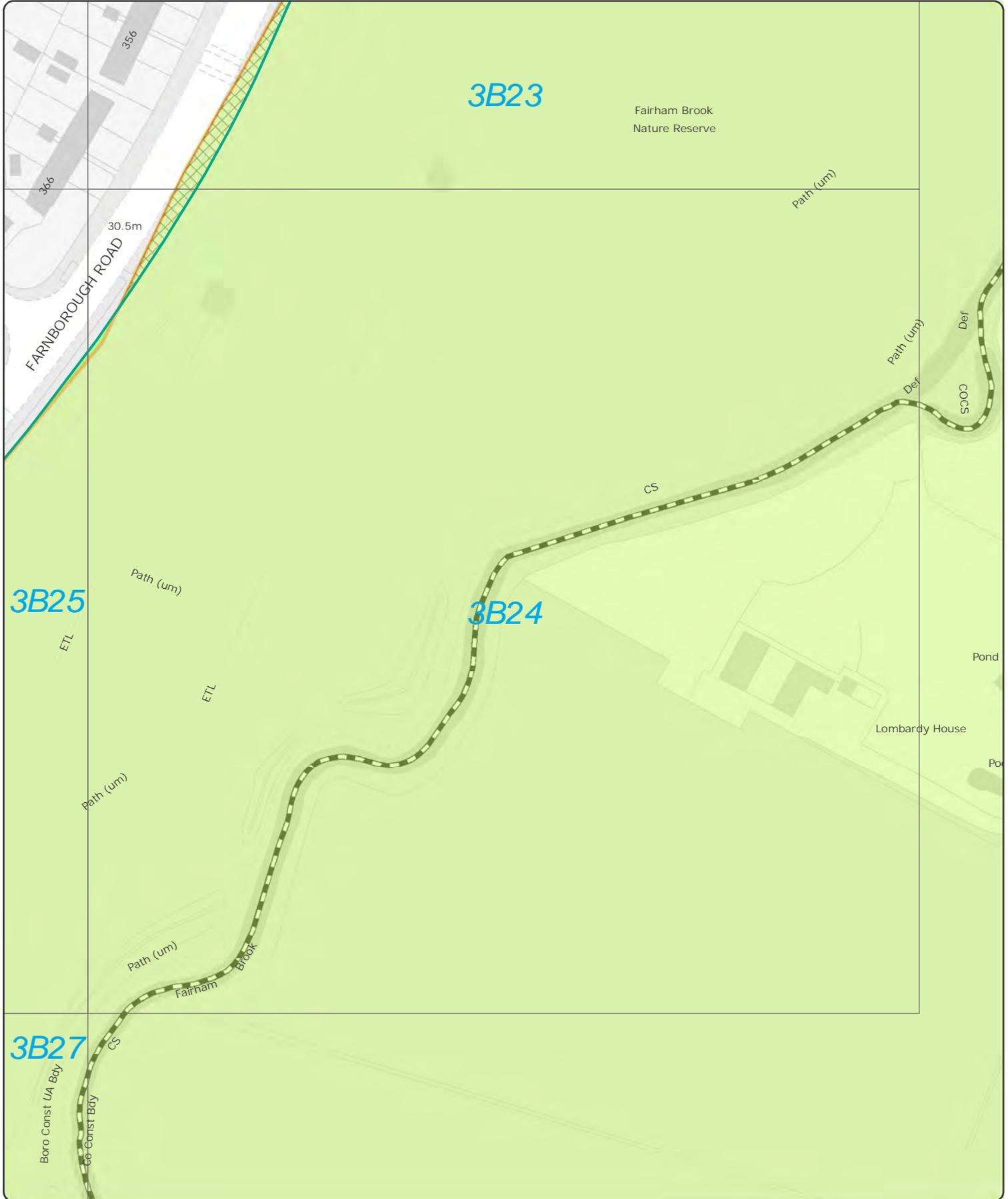




Key

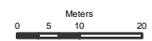
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

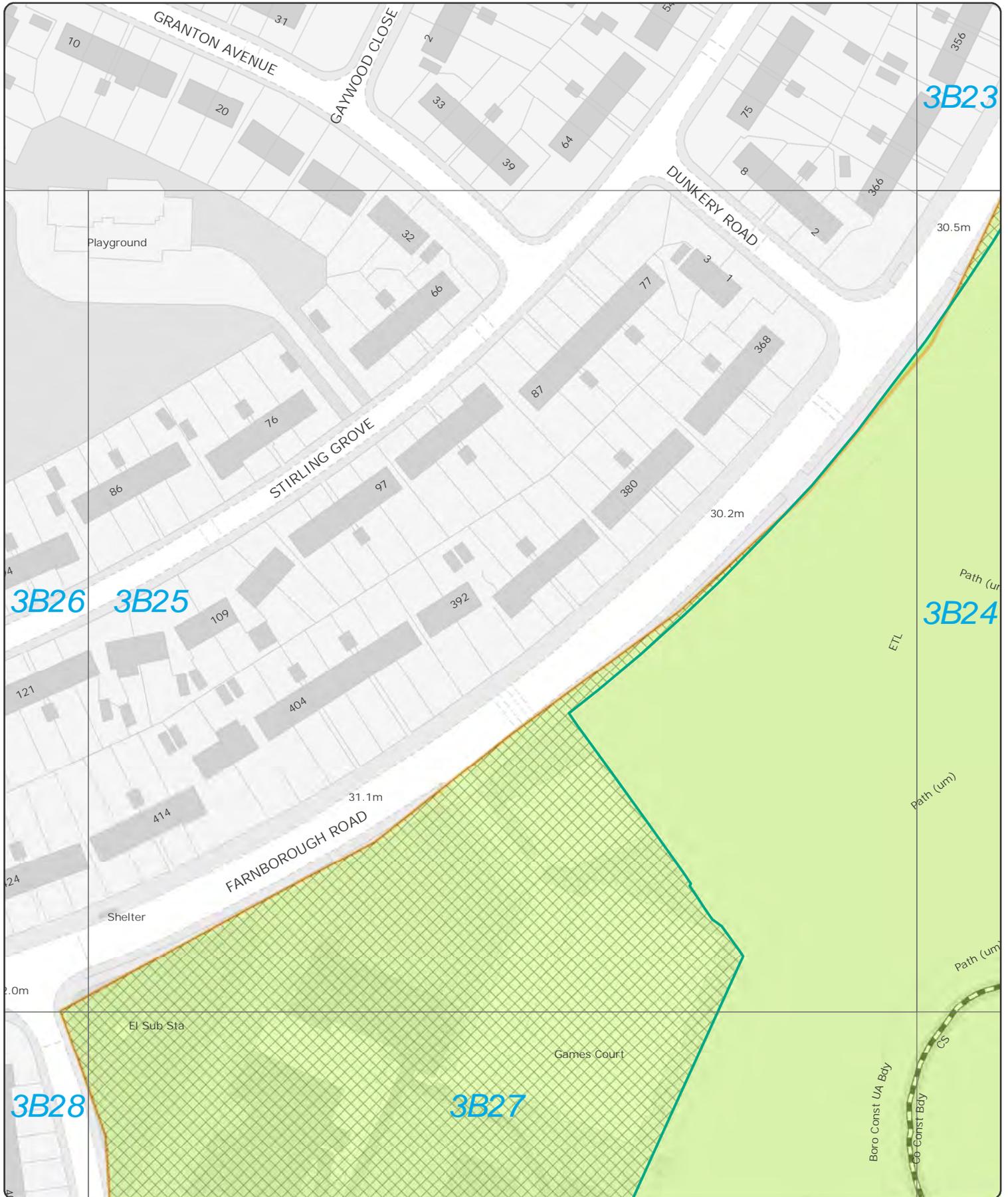




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

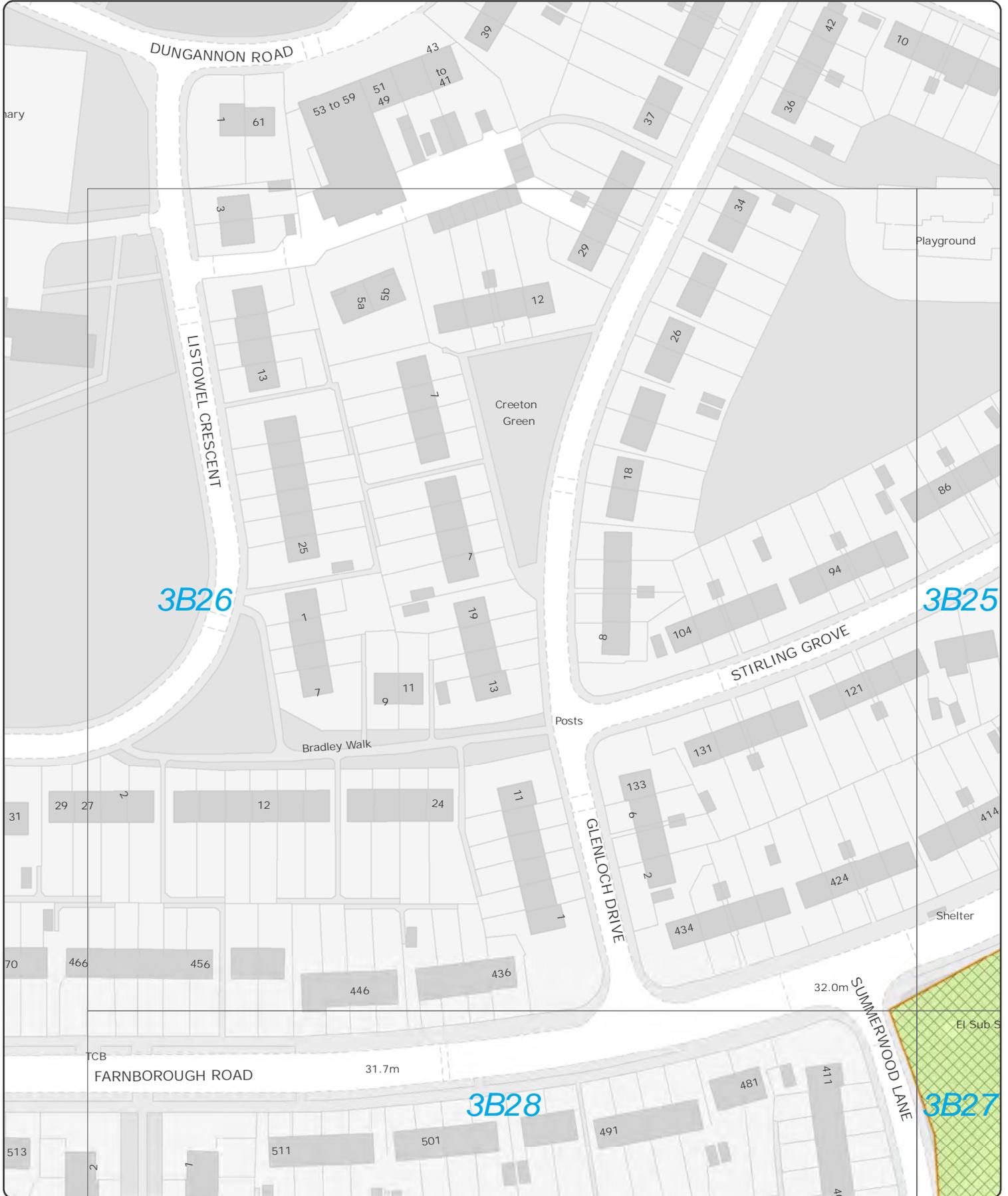




Key

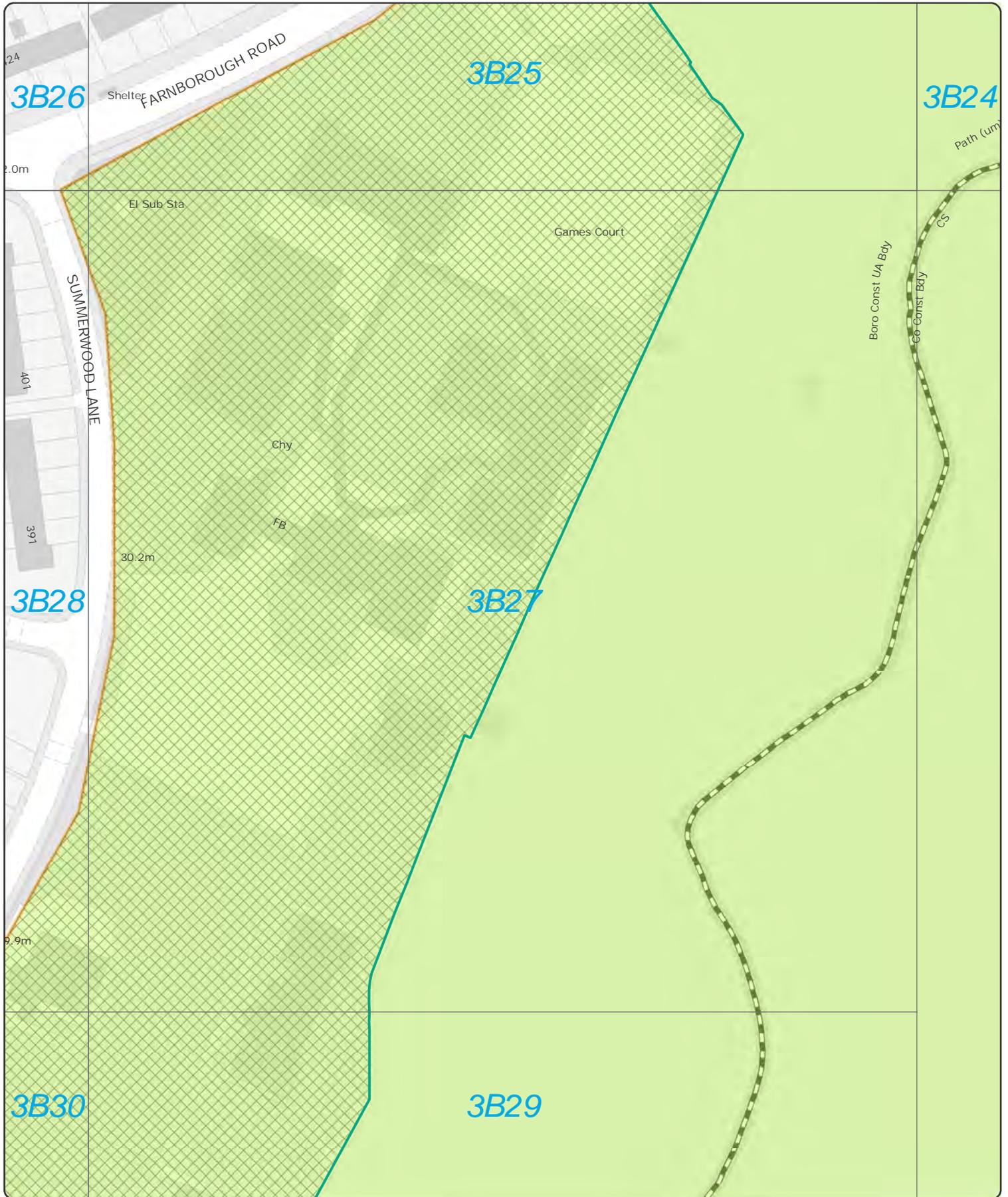
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

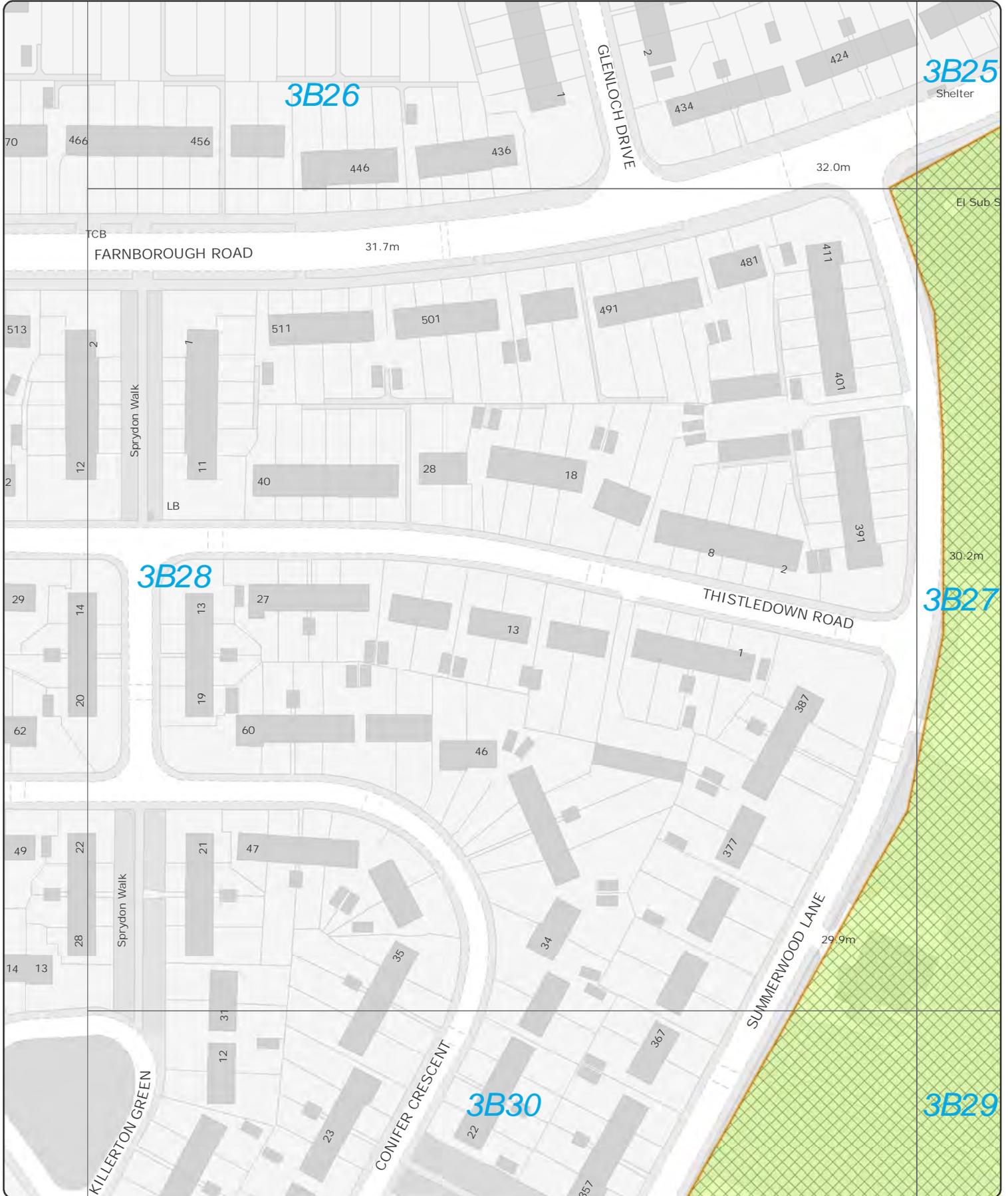
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

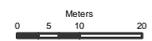
- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary

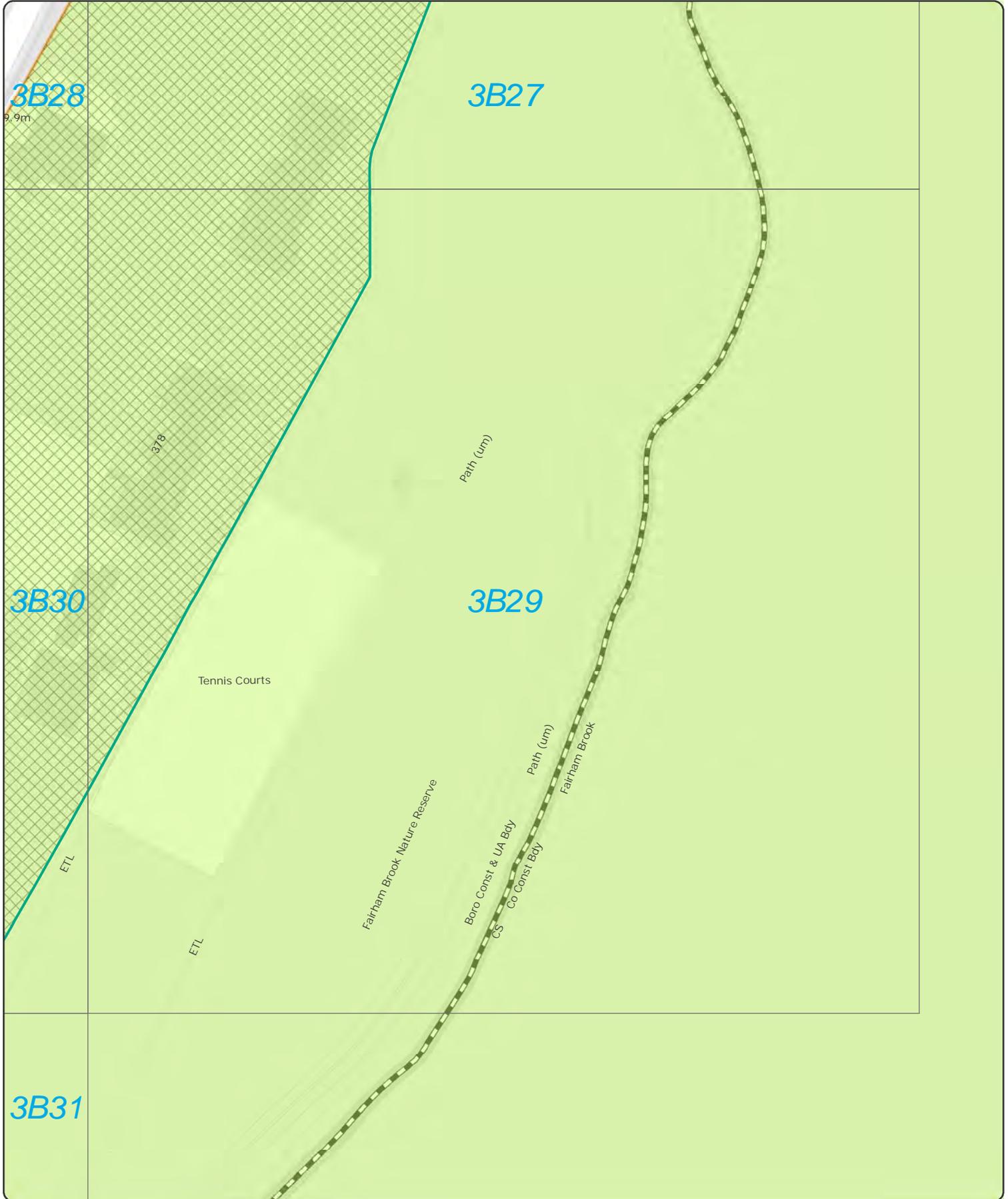




Key

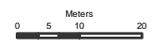
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

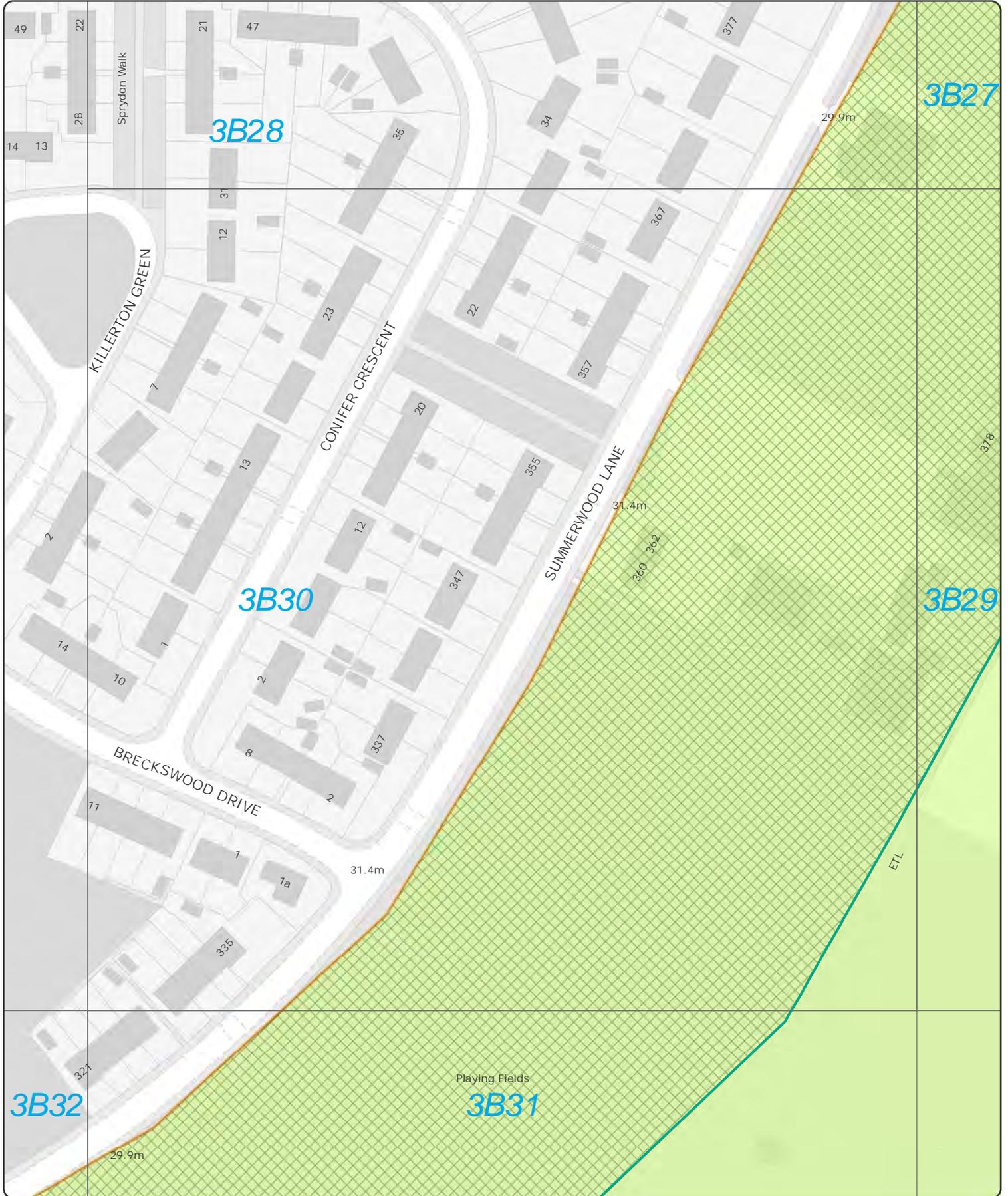




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

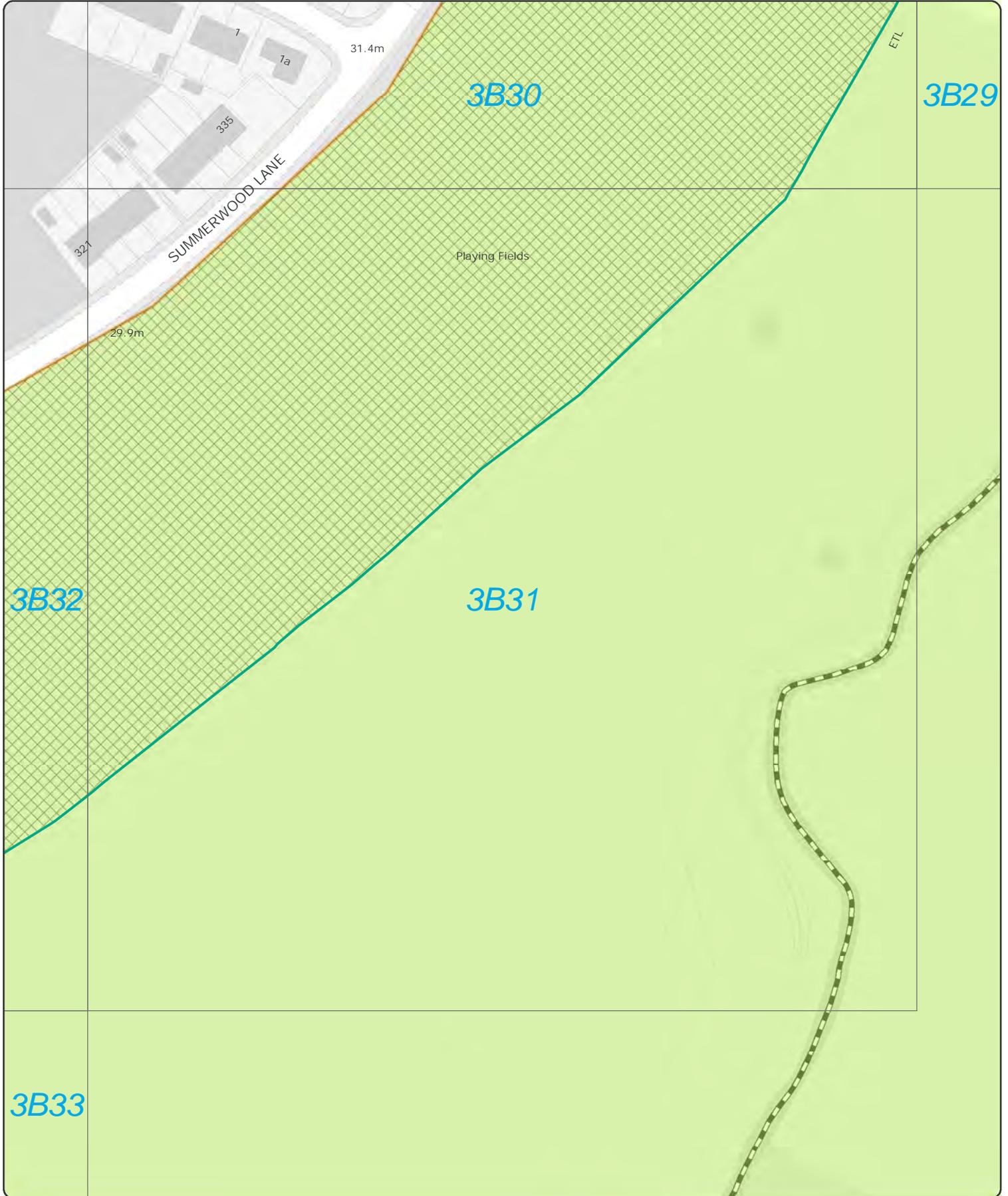




Key

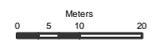
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

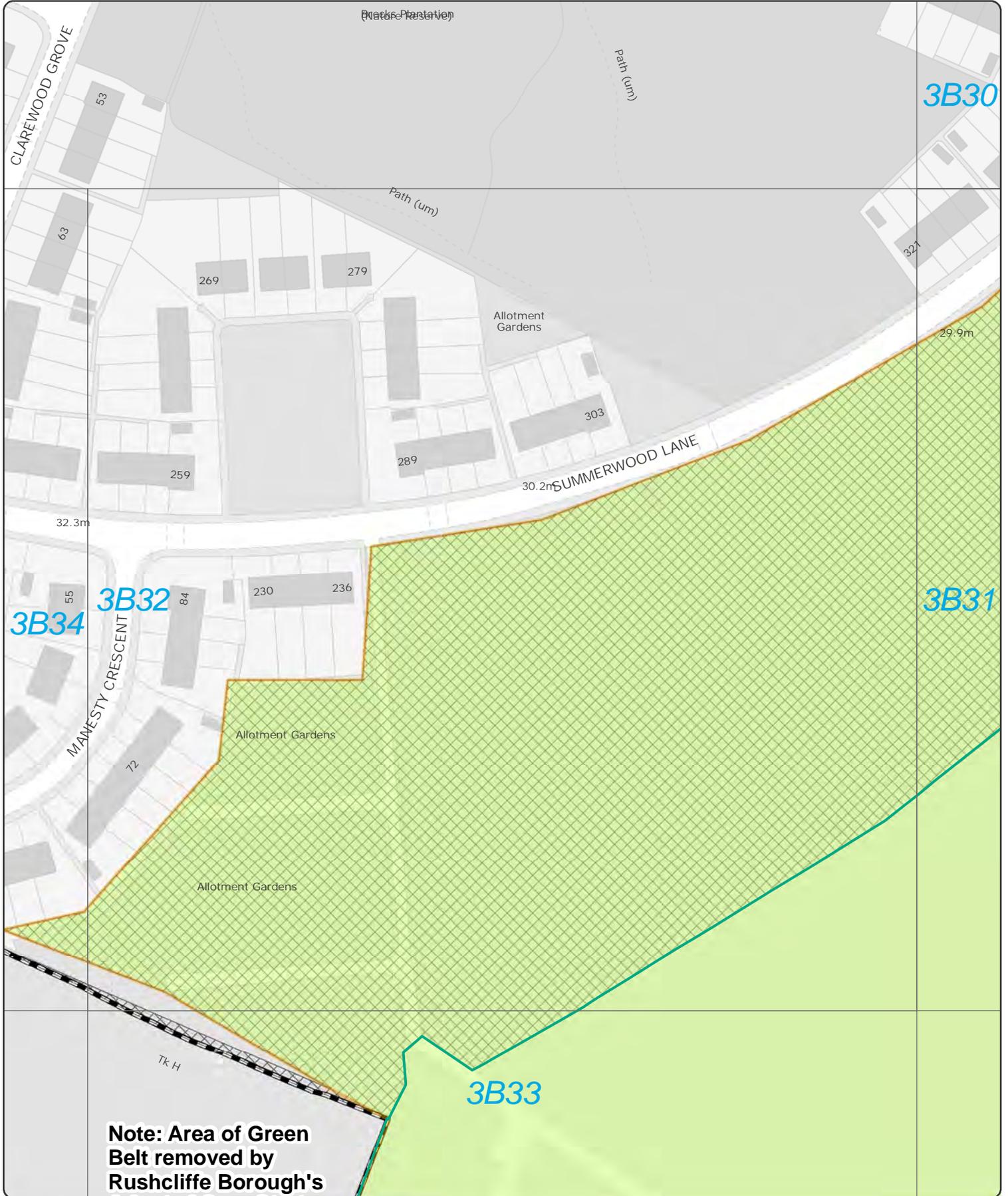




Key

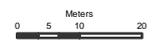
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)

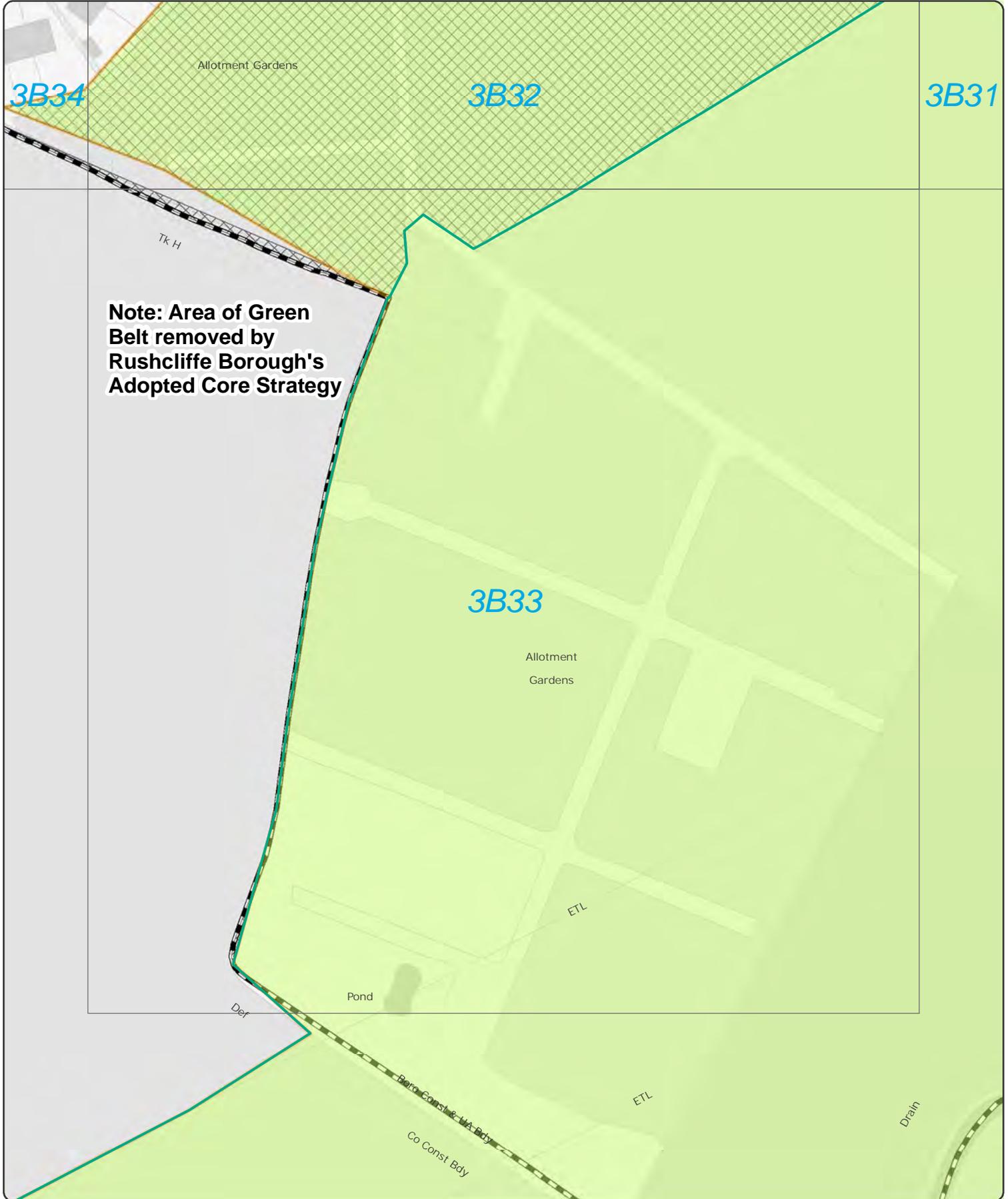




Key

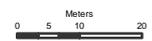
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

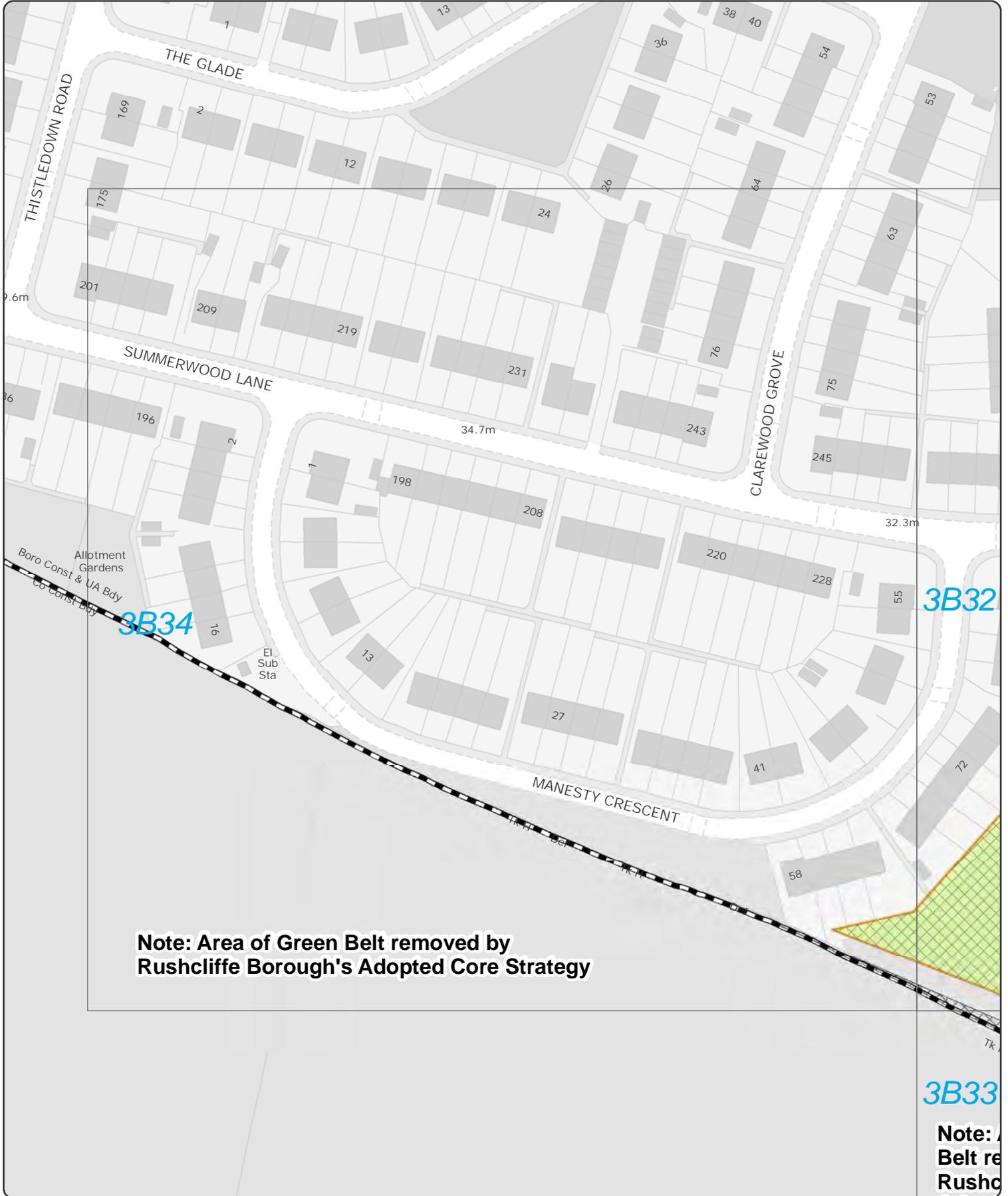




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





3B34

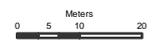
3B32

3B33

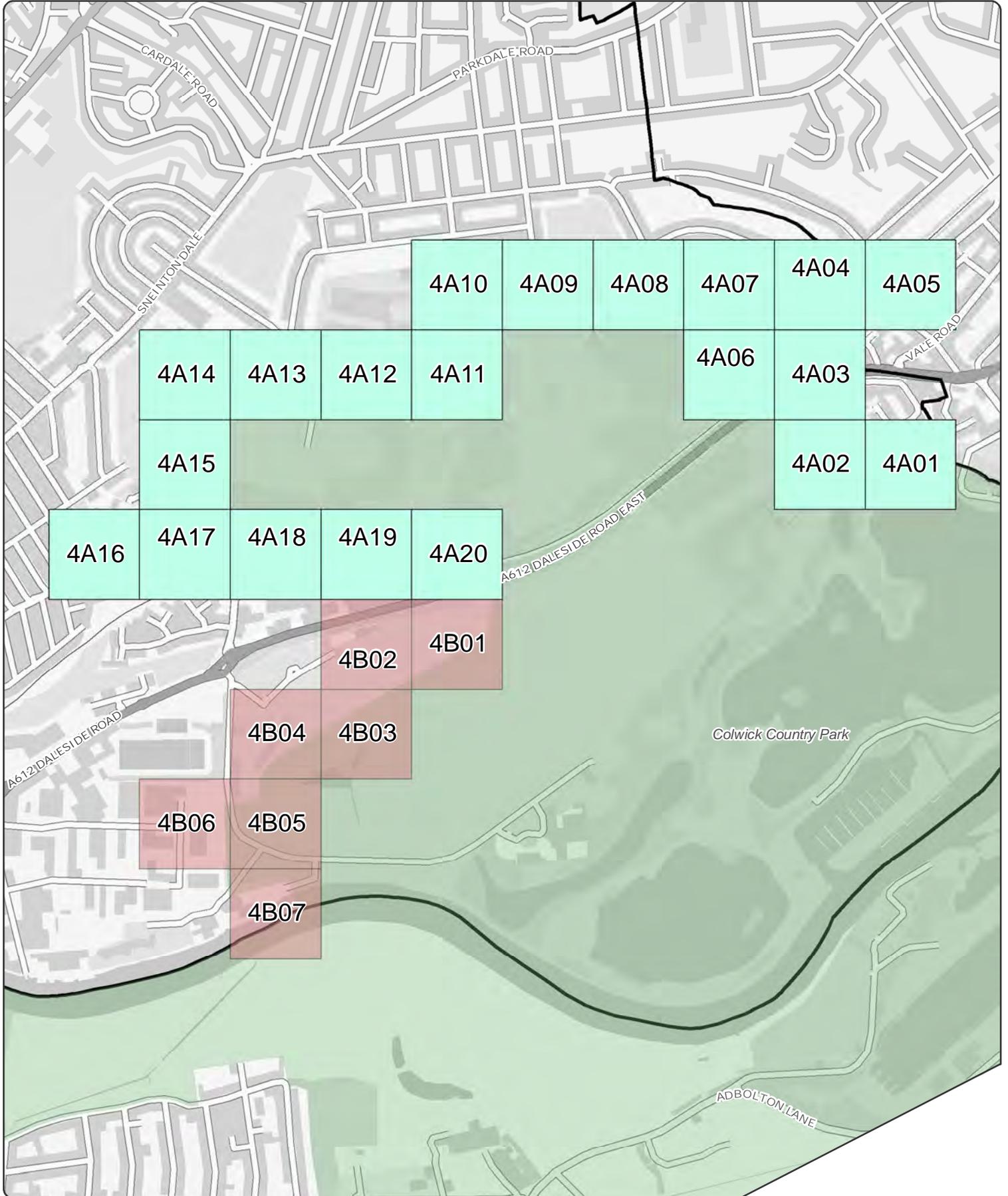
Note:
Belt re
Rushc

Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Index Map - East - 4A & 4B



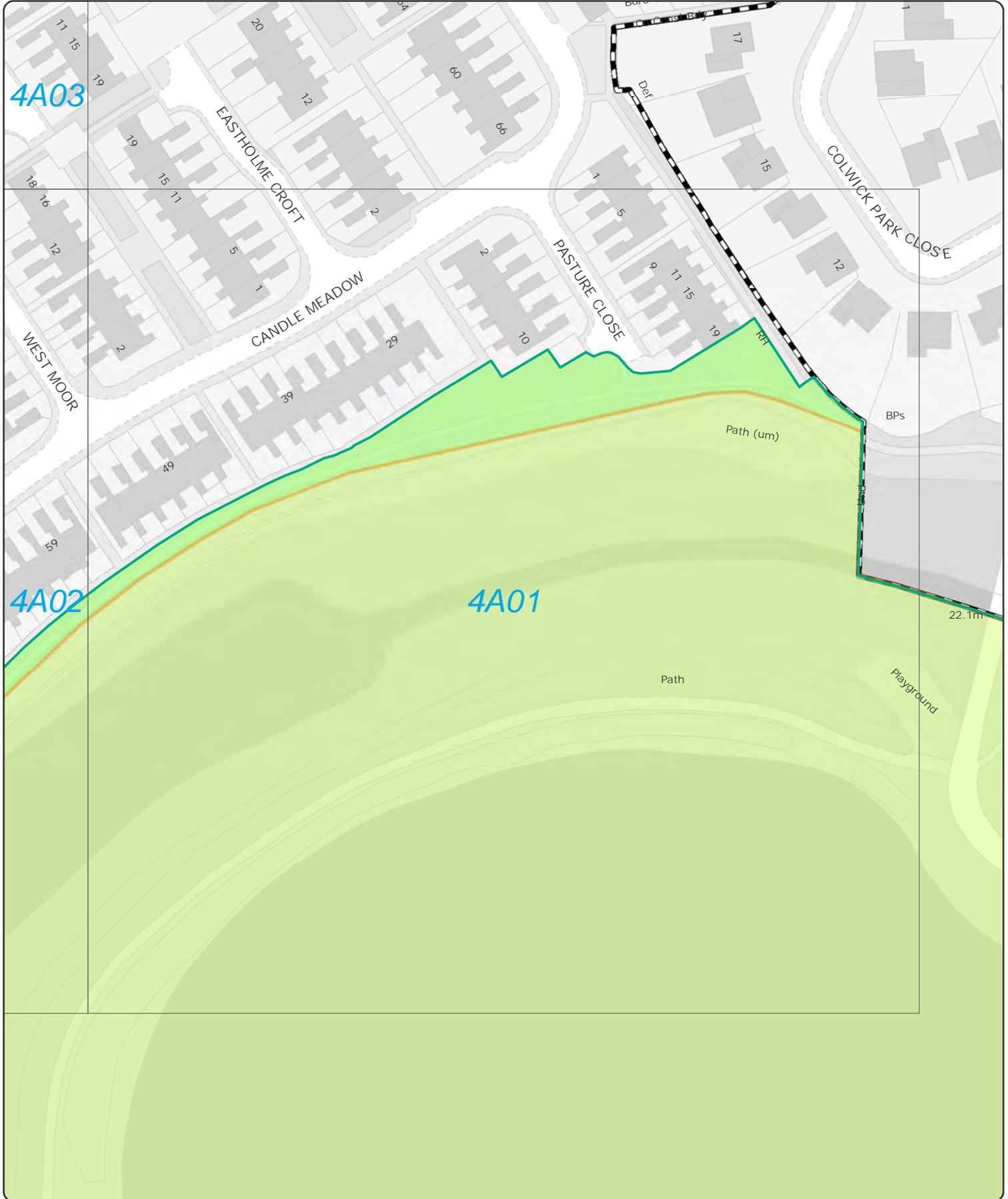
Key

- 4A (East)
- Greenbelt
- 4B (East)
- City Boundary

© Crown copyright and database right 2015. Ordnance Survey Licence number 100019317.



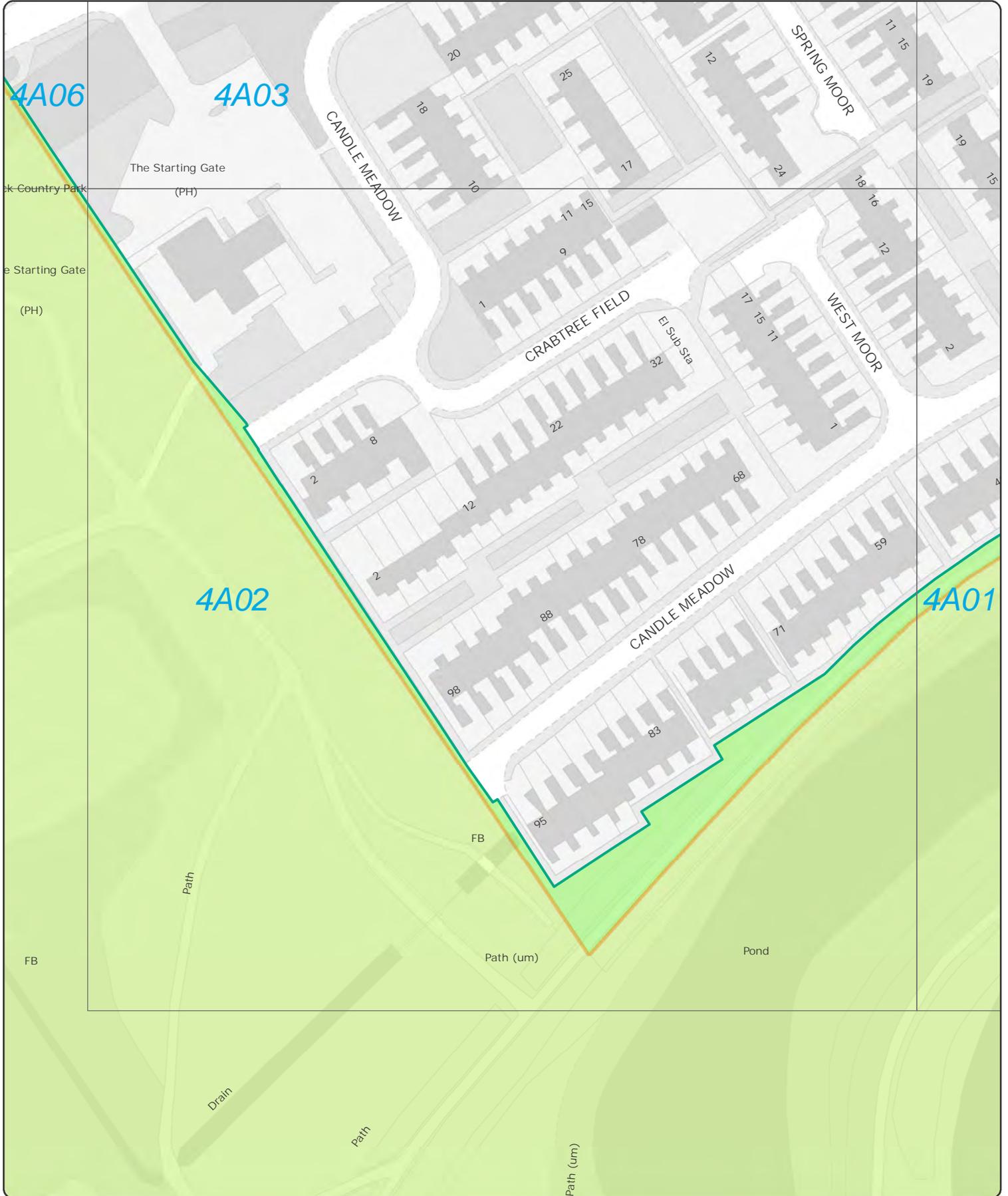
4A01



Key

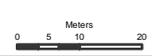
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

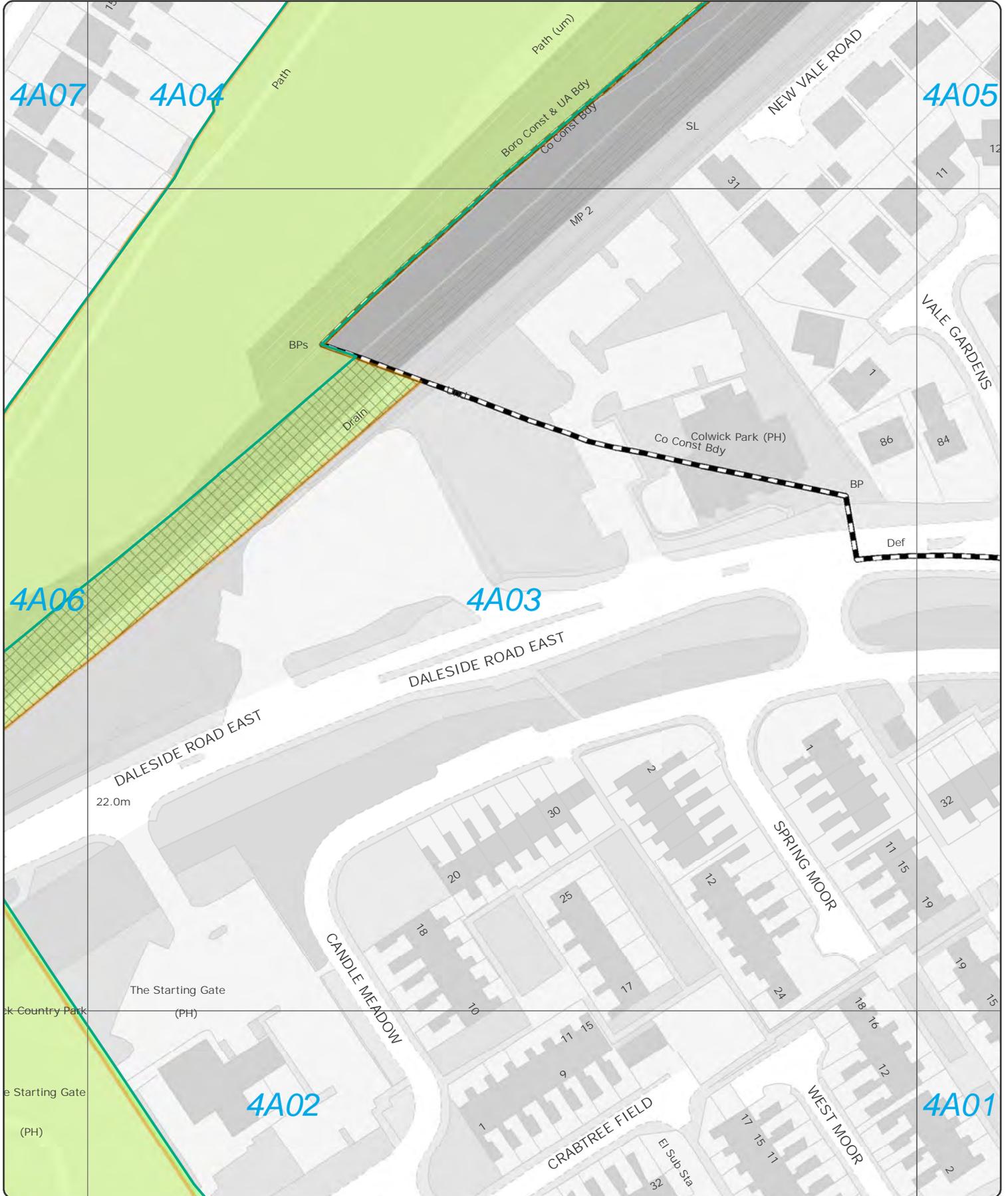




Key

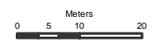
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

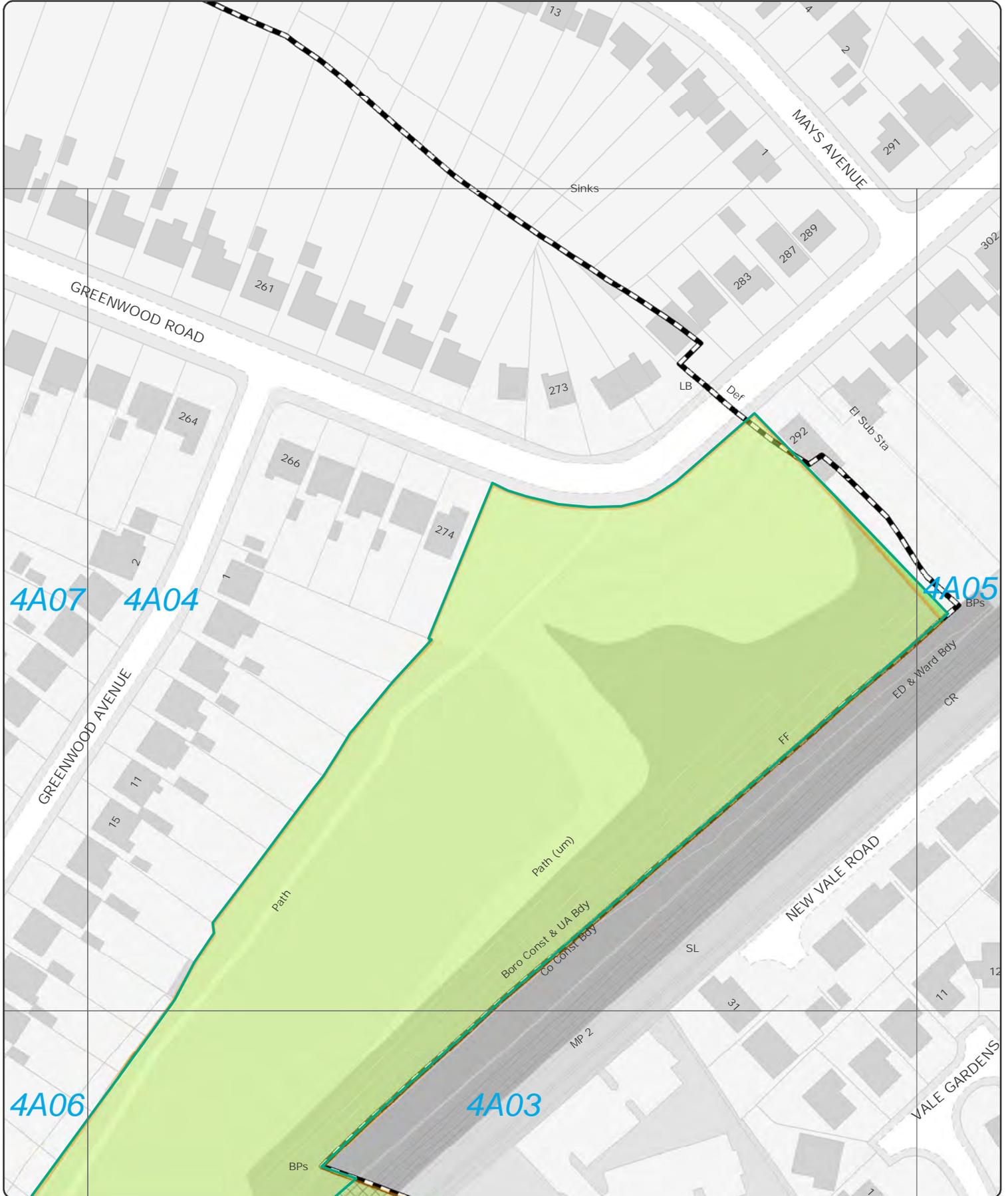




Key

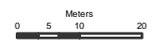
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

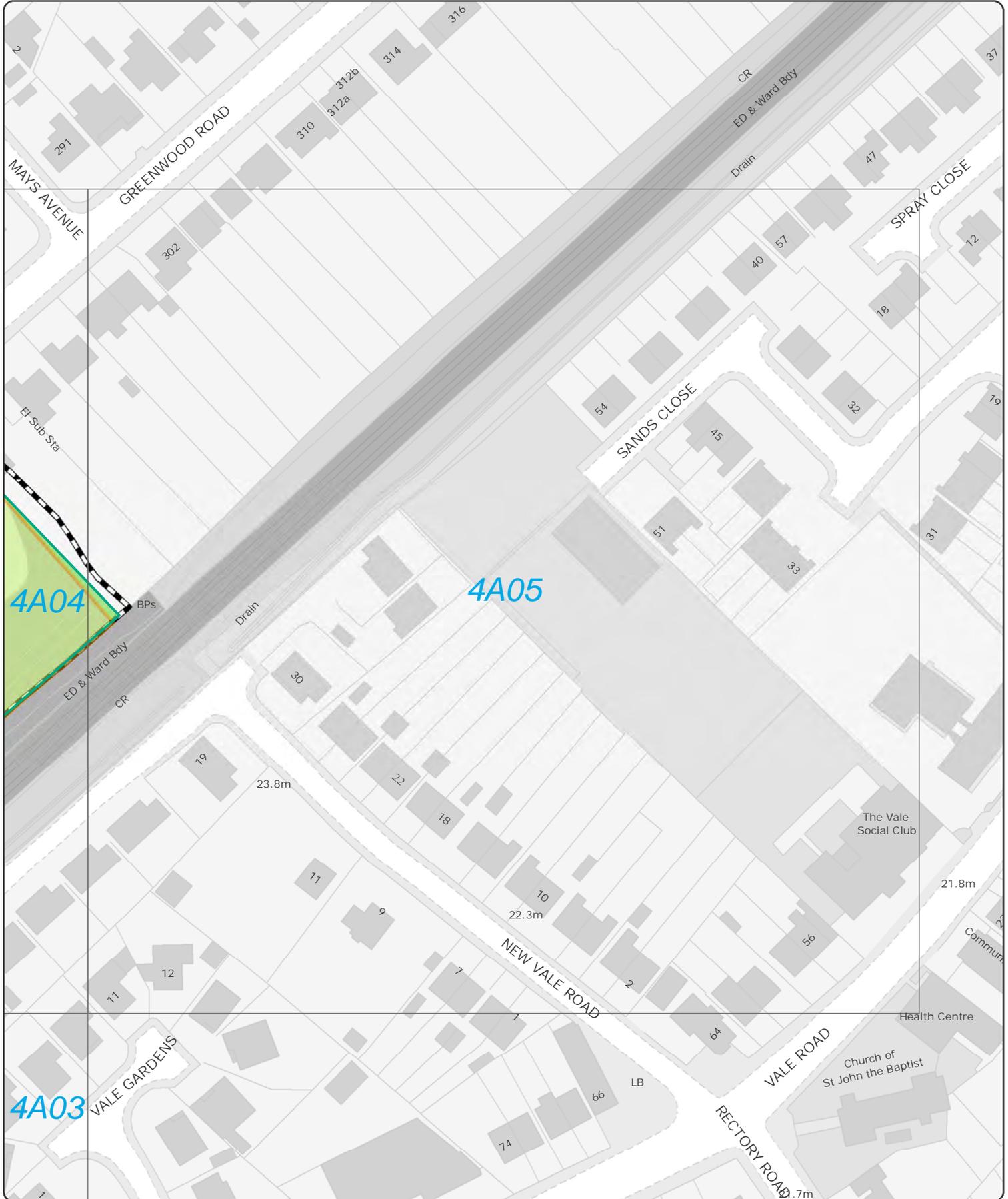




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

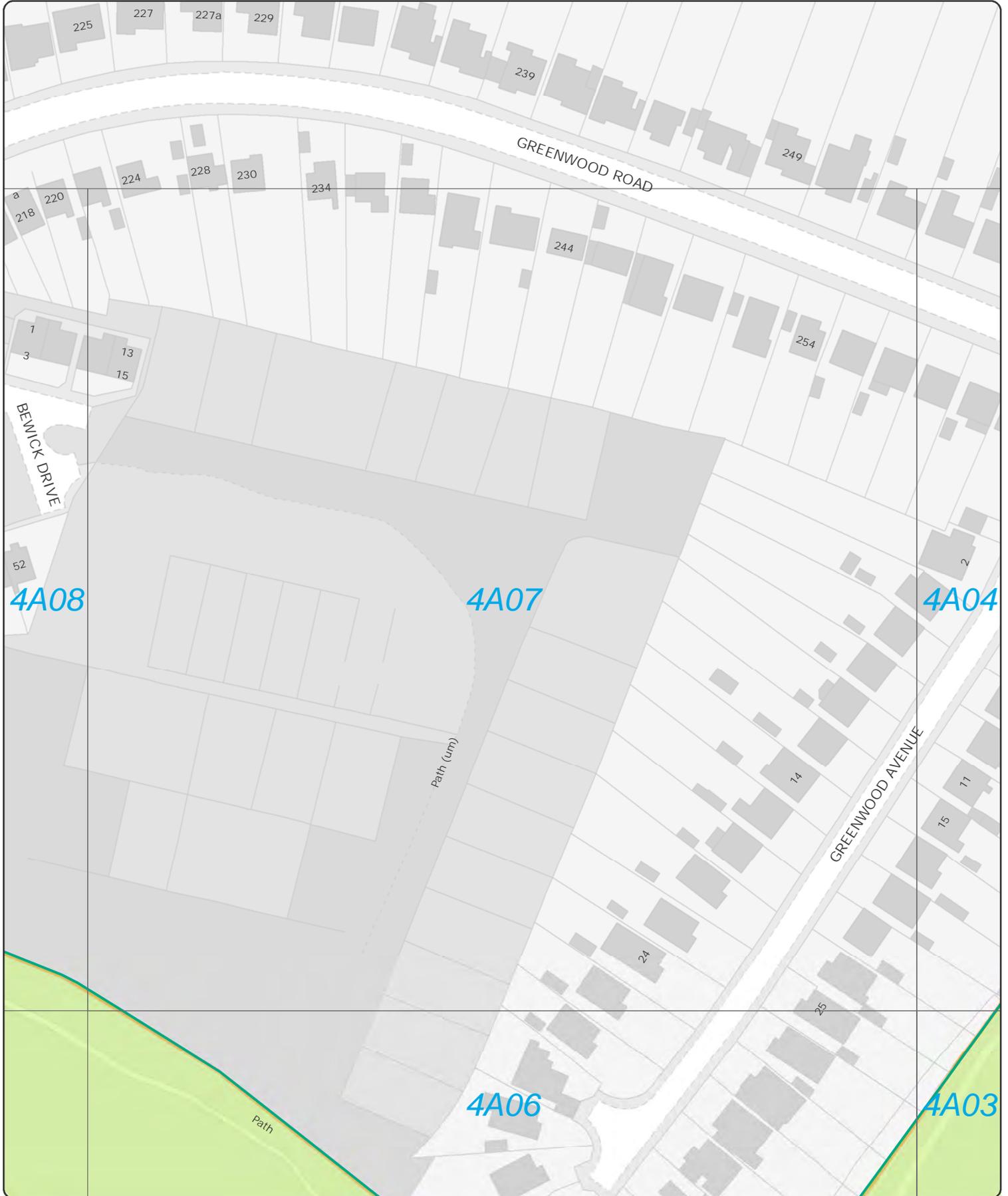




Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

4A07



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

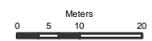


4A09



Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

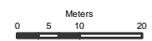


4A10

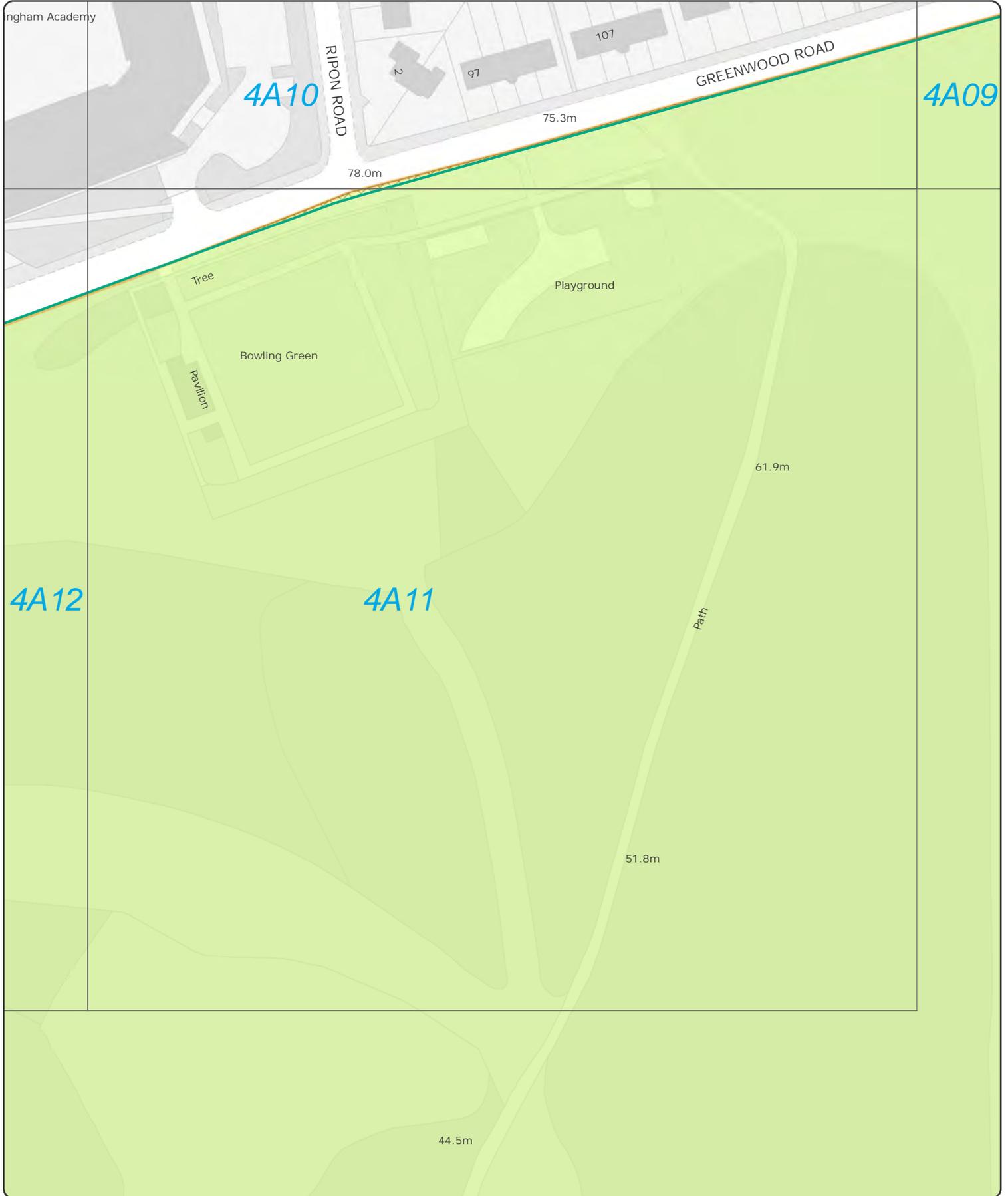


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

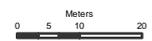


4A11



Key

- Proposed Amended Greenbelt Boundary
- Greenbelt (2005 Local Plan)
- Additions to Greenbelt
- Deletions from Greenbelt
- City Boundary



4A12



Key

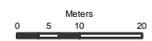
-  Proposed Amended Greenbelt Boundary
-  Additions to Greenbelt
-  City Boundary
-  Greenbelt (2005 Local Plan)
-  Deletions from Greenbelt

4A13



Key

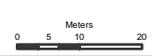
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

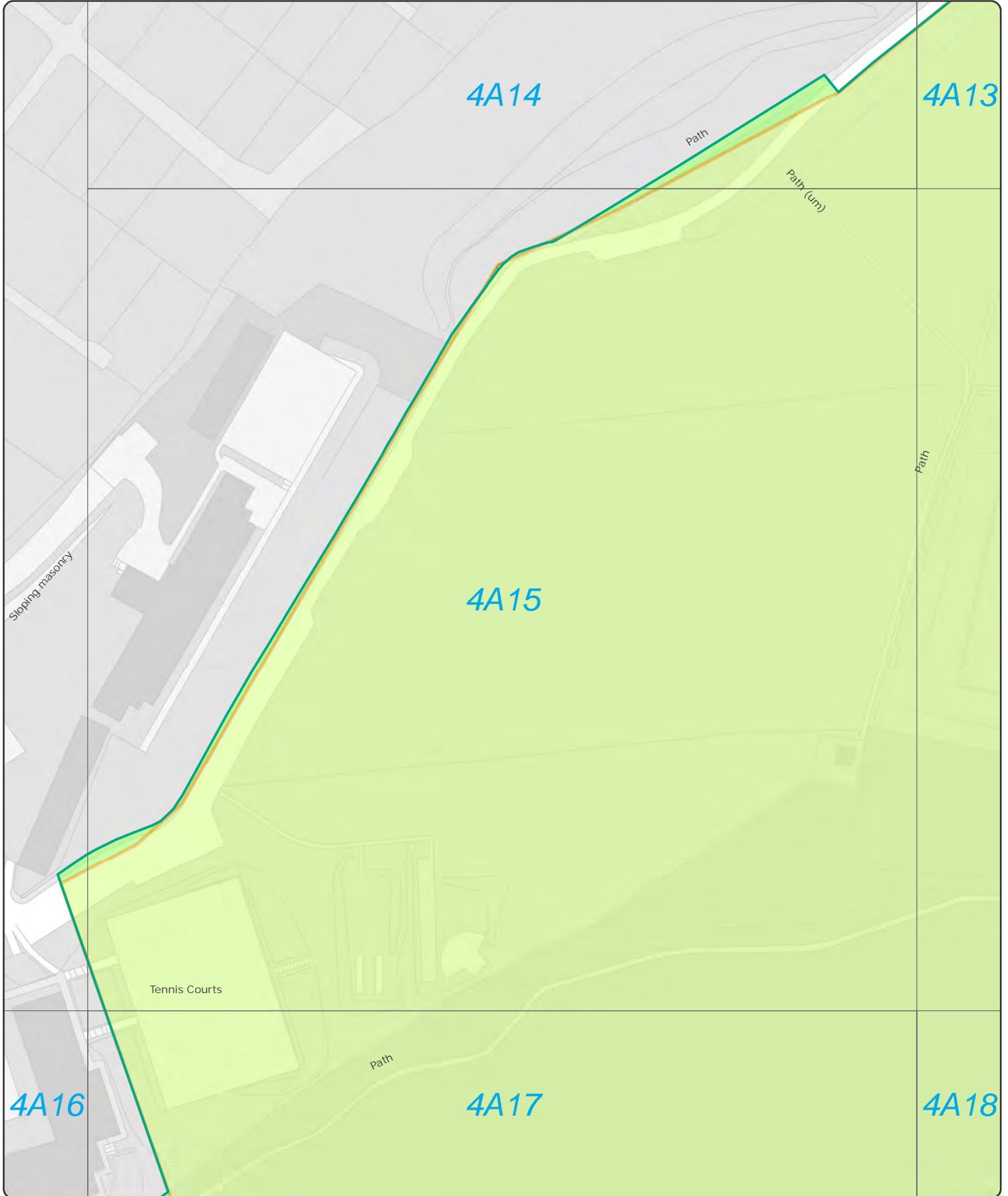




Key

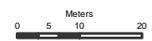
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key

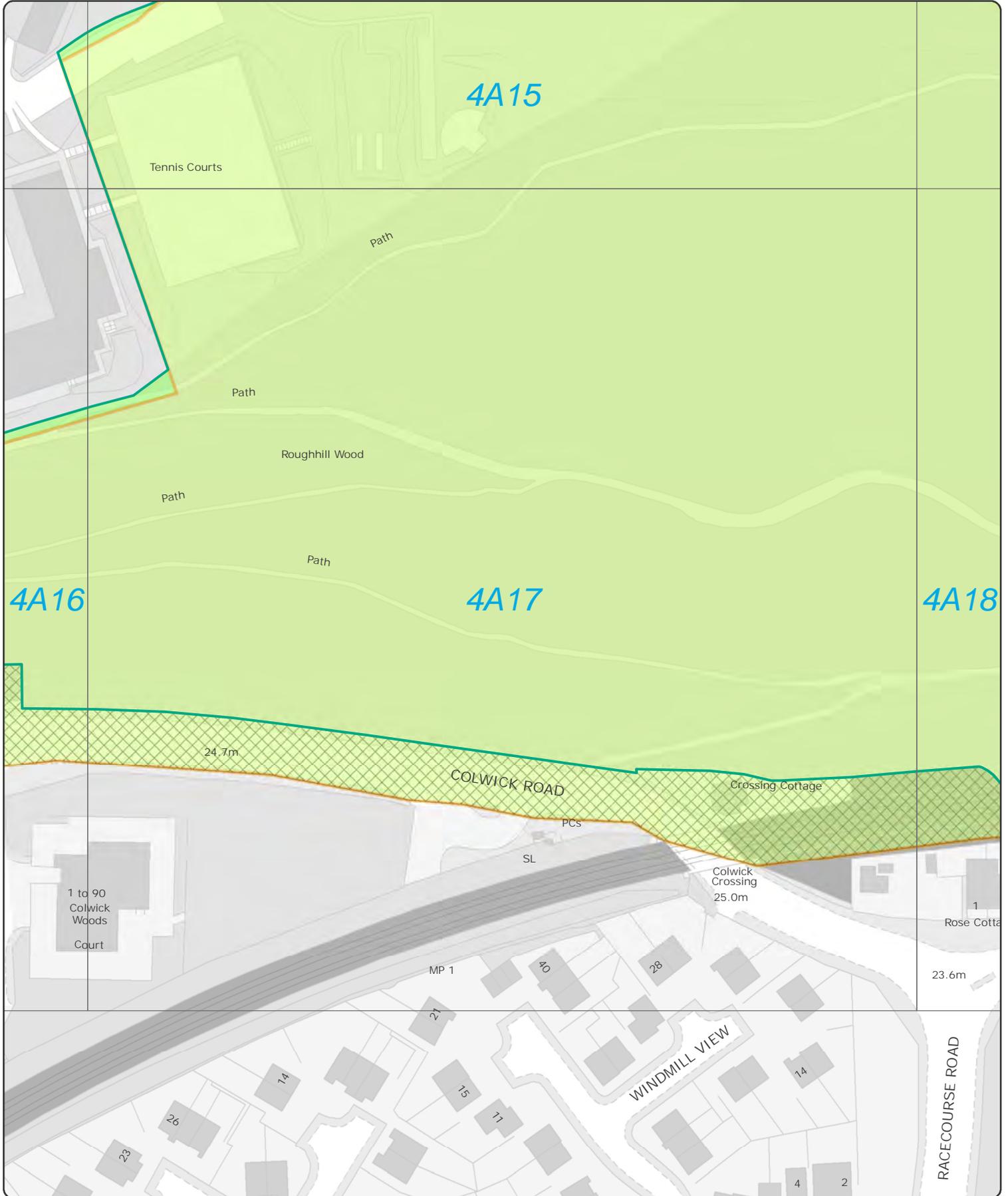
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





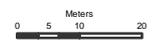
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

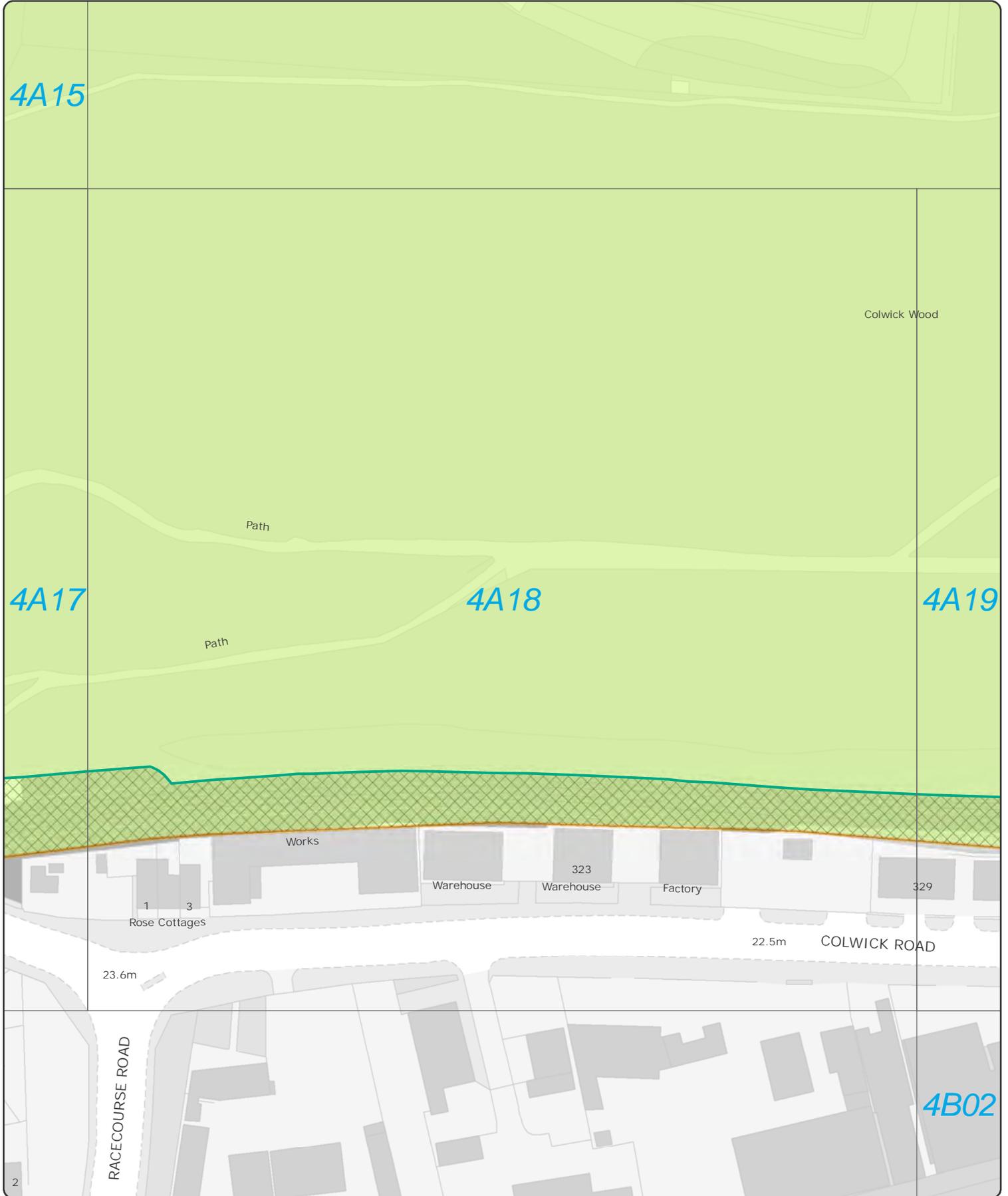


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

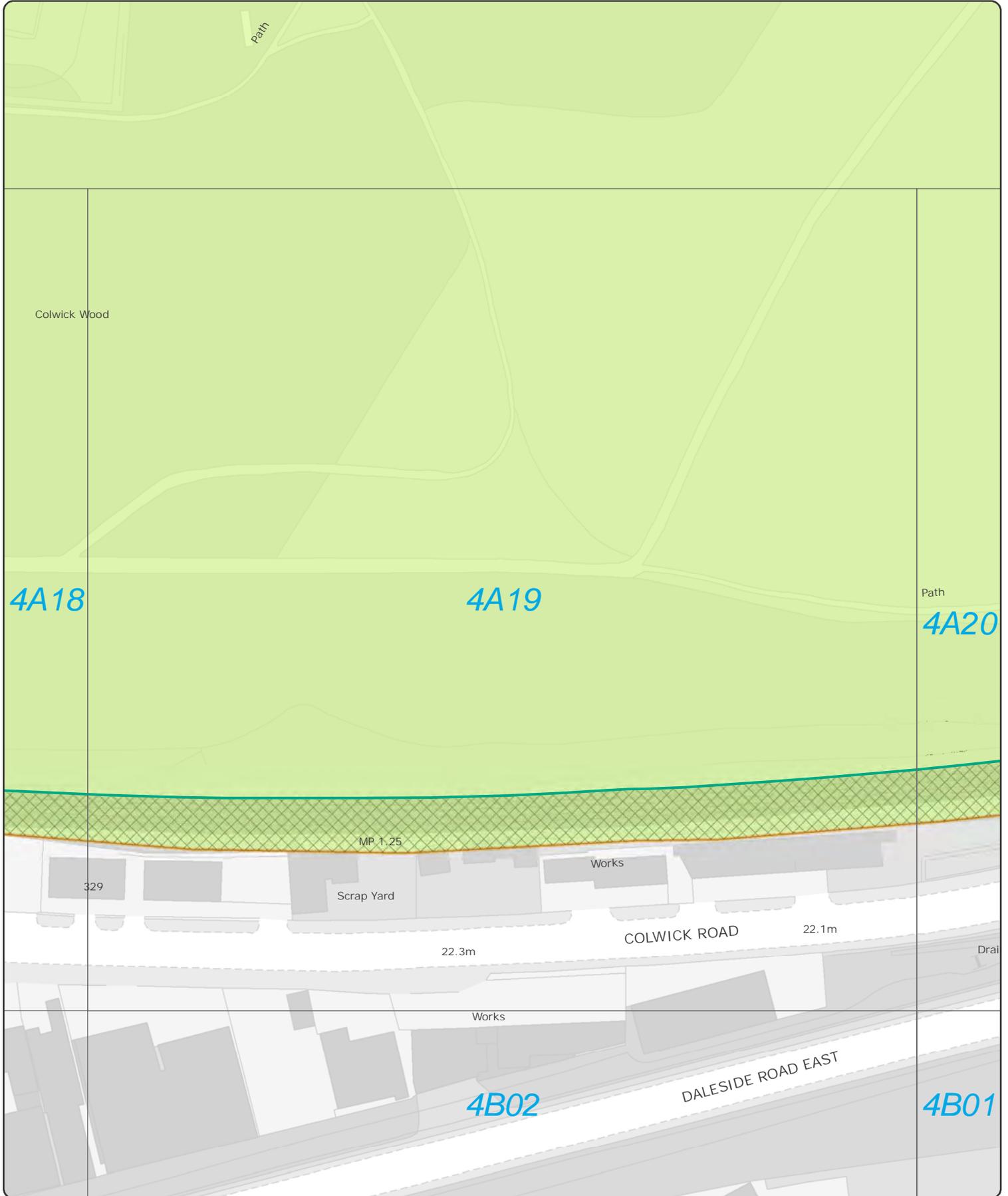


4A18



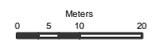
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

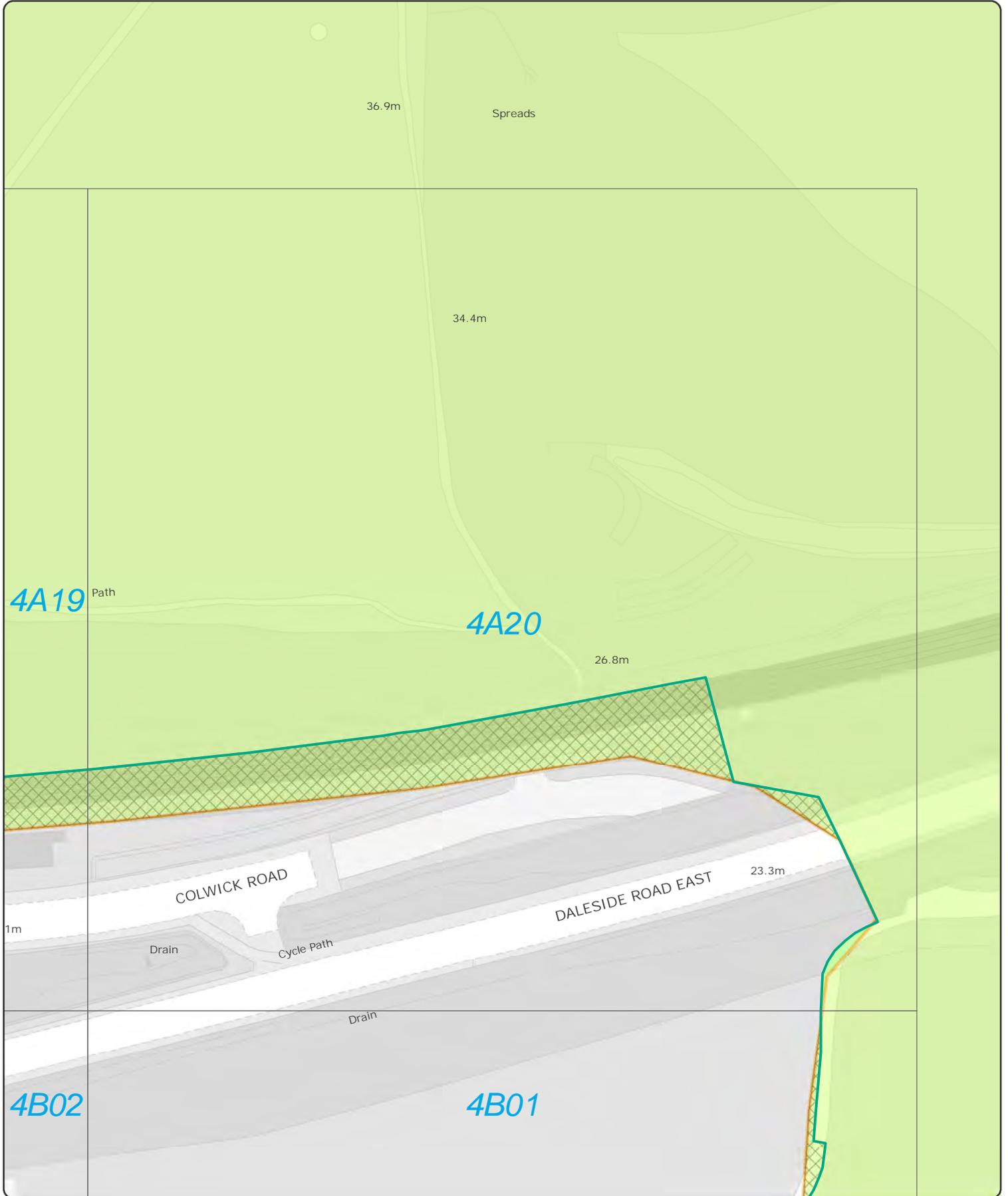


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

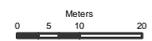


4A20

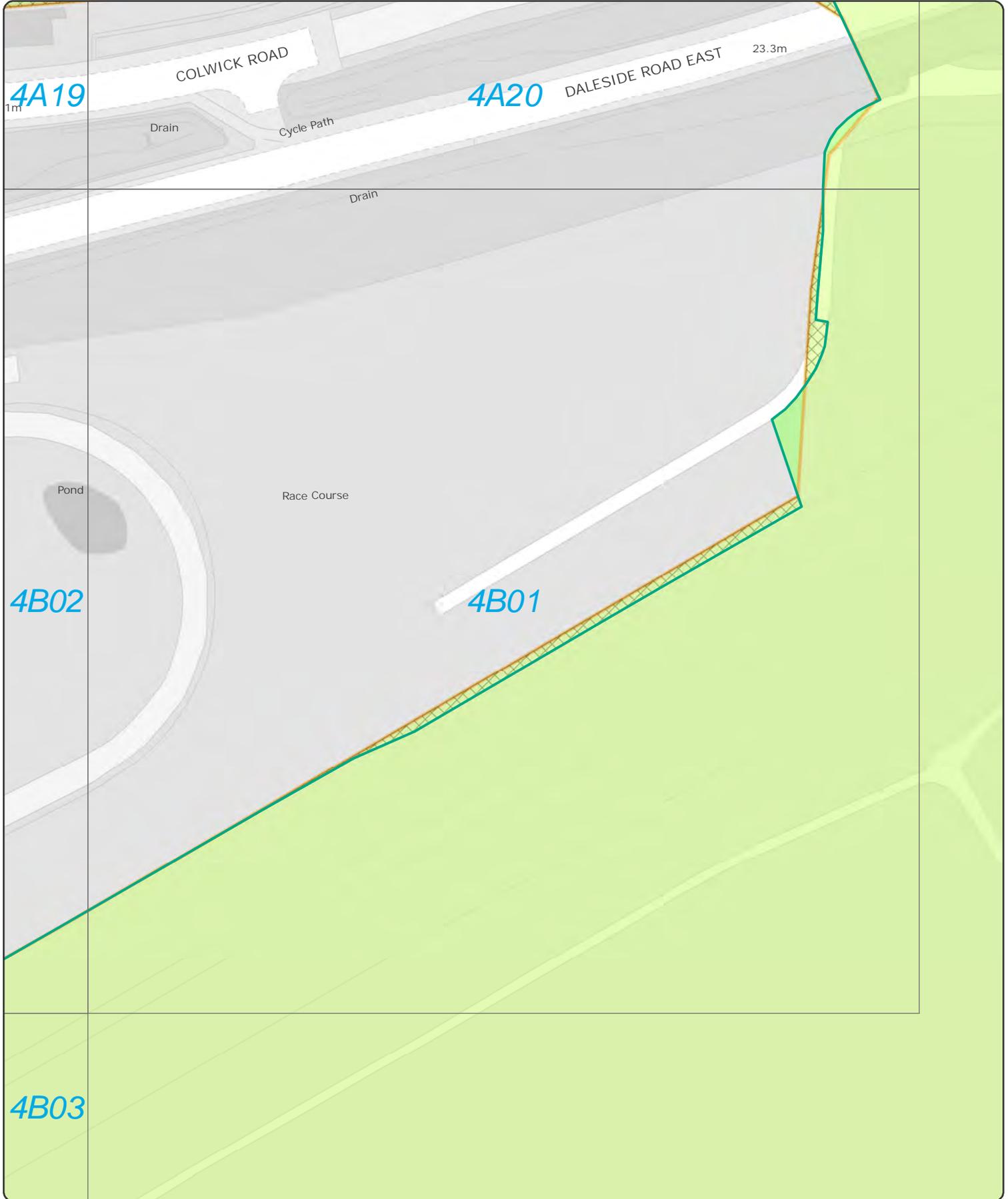


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

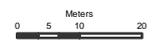


4B01

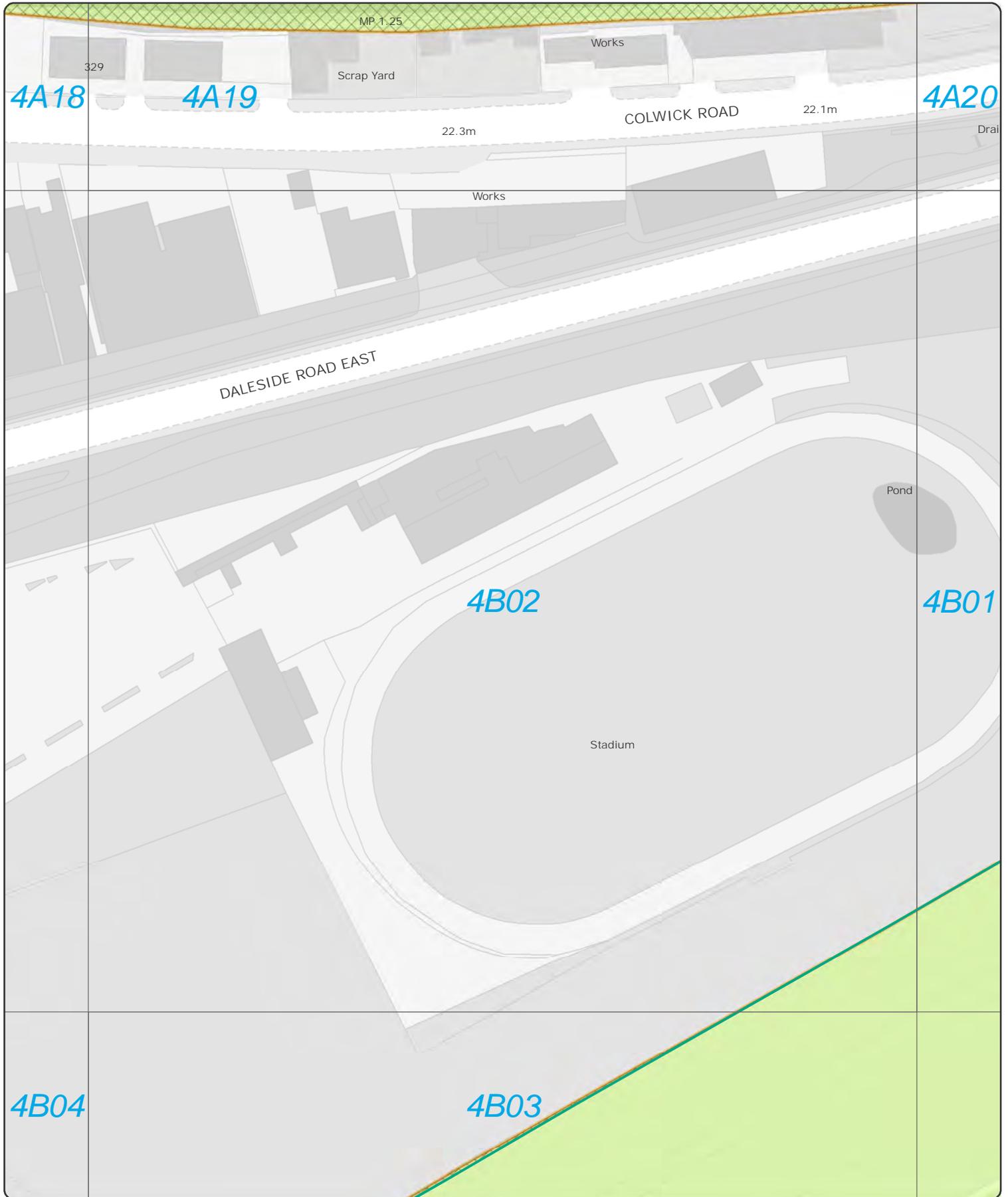


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

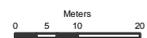


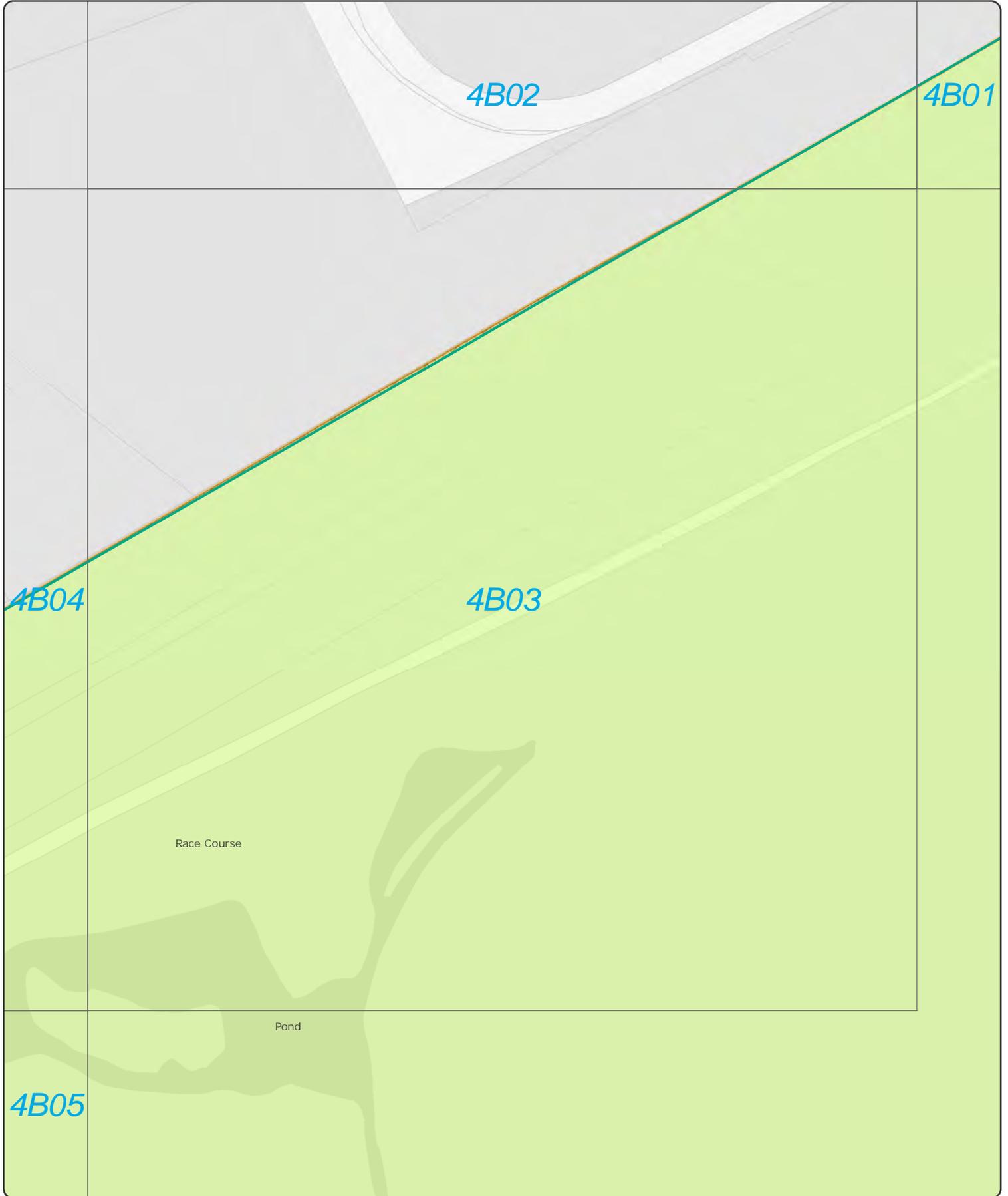
4B02



Key

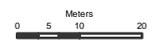
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

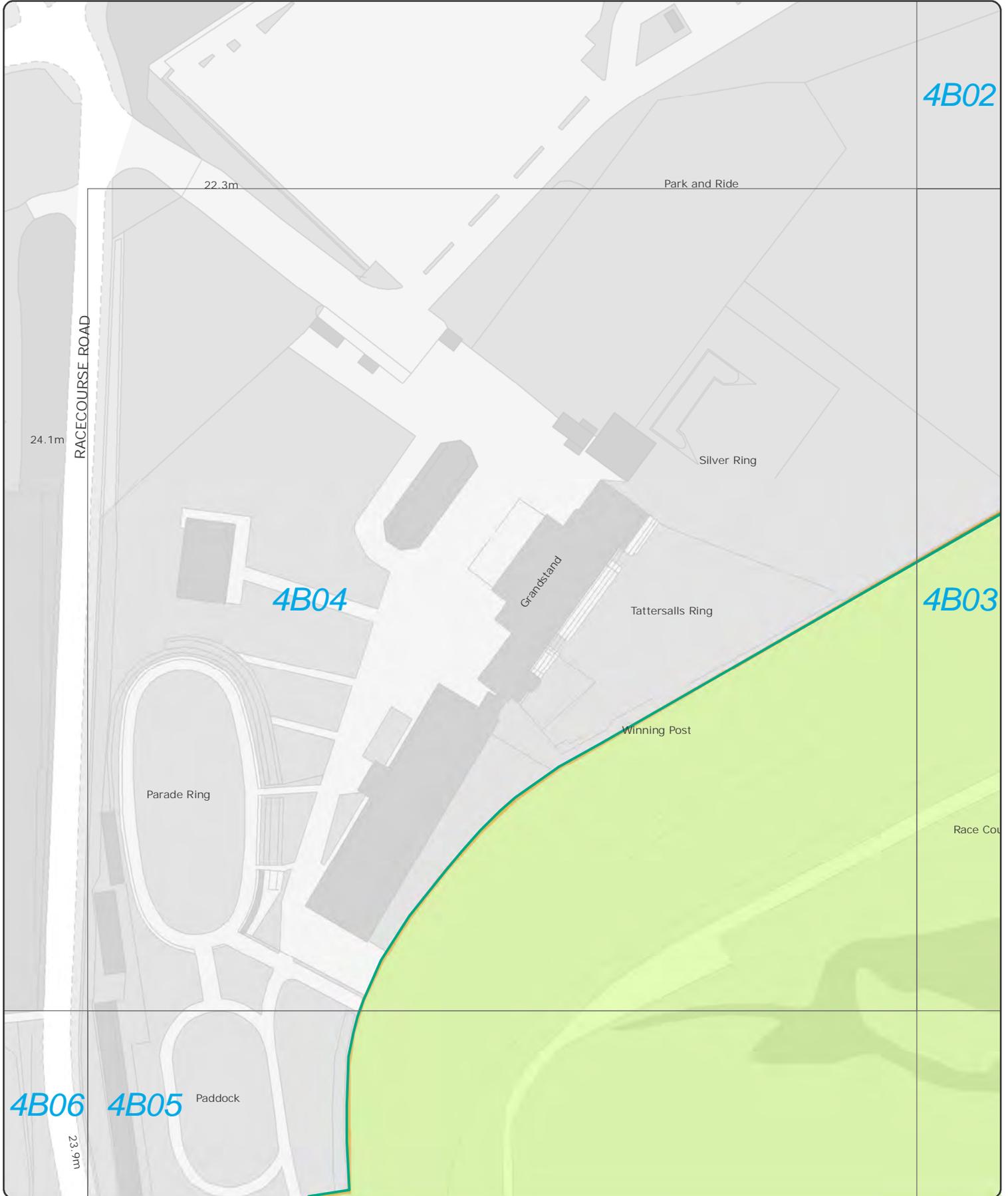




Key

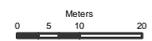
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt



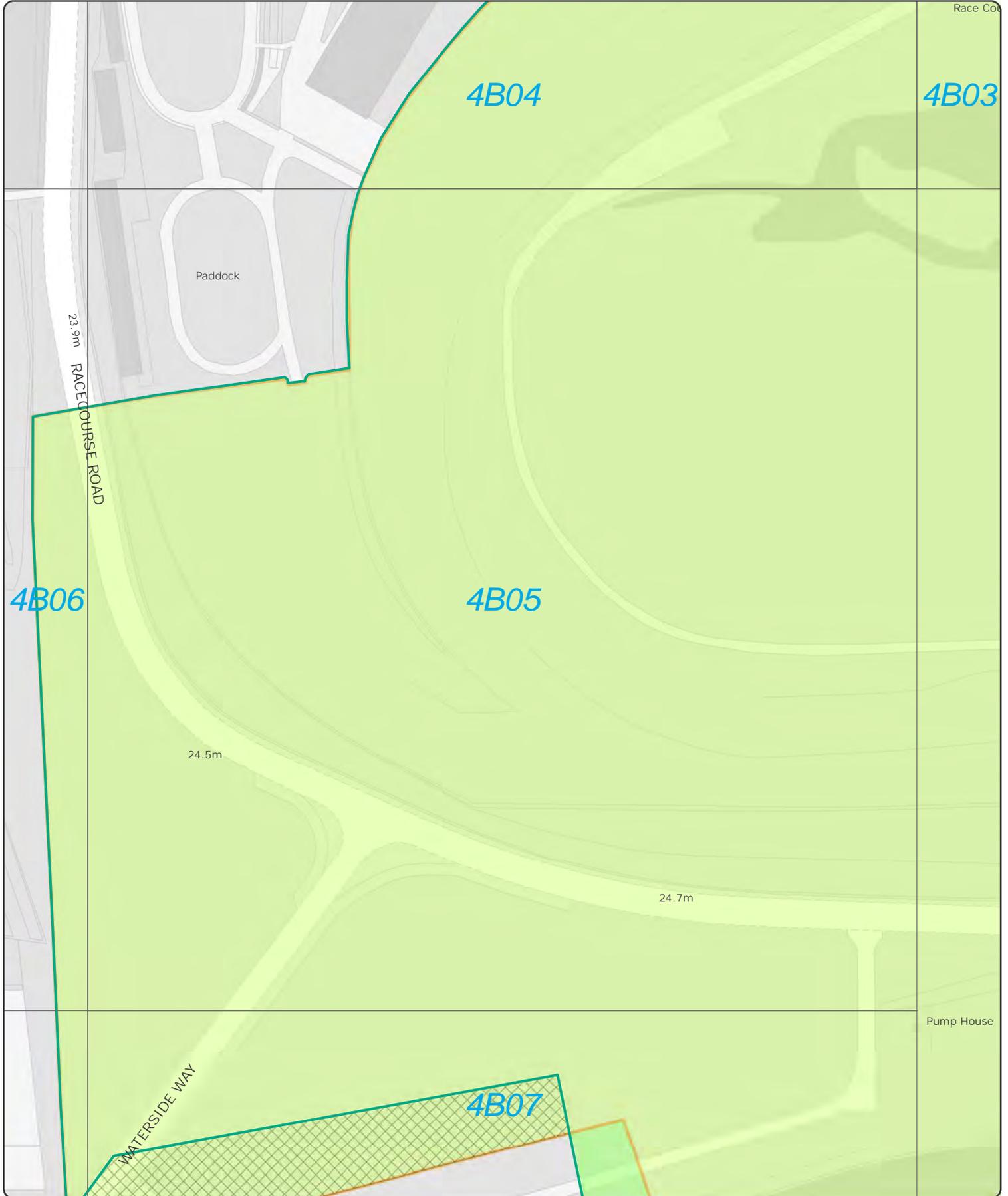


Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

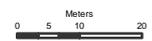


4B05



Key

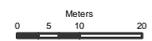
- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt

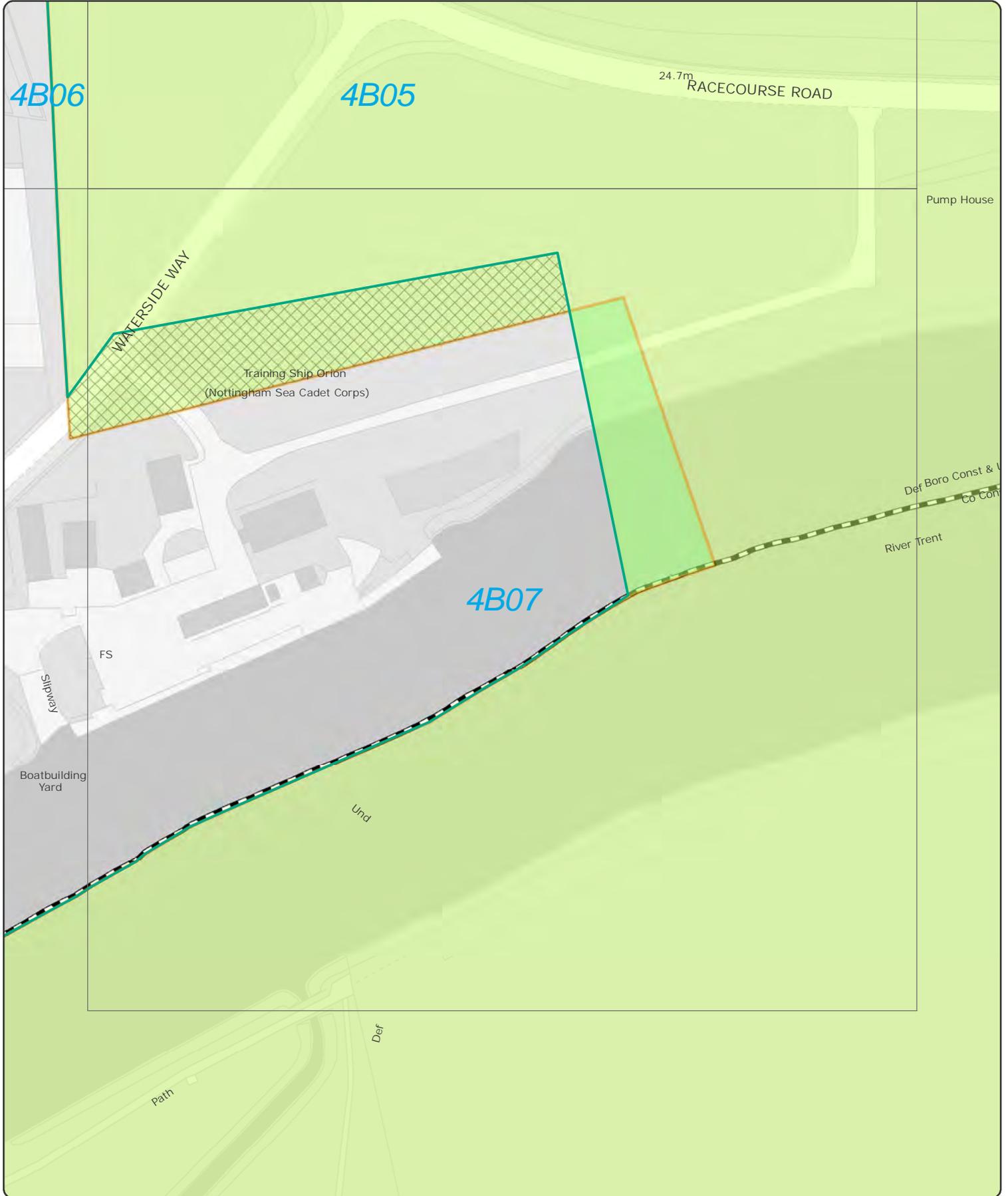




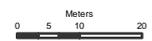
Key

- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt





Key



- Proposed Amended Greenbelt Boundary
- Additions to Greenbelt
- City Boundary
- Greenbelt (2005 Local Plan)
- Deletions from Greenbelt